

200 HOMES

ALL SIZES AND TYPES

PALMQUIST & WRIGHT, ARCHITECTS



RANCH



HILLSIDE



DE LUXE



LOW COST



1 STORY



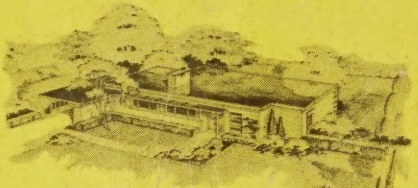
1½ STORY



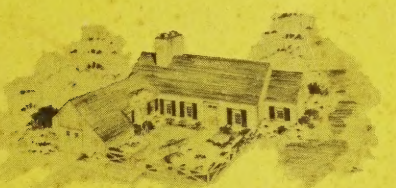
2 STORY



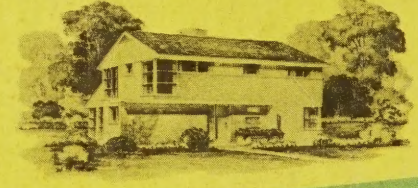
SPLIT-LEVEL



CONTEMPORARY



TRADITIONAL



by

**Richard B.
Pollman**

DESIGNS FOR

Convenient Living

BOOK No. 9

by **HOME PLANNERS INC.**

A SELECTED COLLECTION OF 200 PROVEN POPULAR DESIGNS

AMERICA'S GREATEST HOME PLANNING VALUE.....ONLY \$1.00 \$1.10 IN CANADA

Meet THE MEN BEHIND THE WORK.



Irving E. Palmquist

Richard B. Pollman

Clifford N. Wright

Albert P. Wittman

This picture shows the men behind the *Convenient Living* home, which is recognized by many as one of the finest examples of modern design applied to residential architecture. To acquaint you with this group, which has done much to bring up-to-date housing to millions of Americans, some of its accomplishments are presented here.

Home Planners, Inc., of which Albert P. Wittman is president, has spent well over \$1,000,000 to bring its world-wide home plan service into the position of leadership it holds today. Since the company's inception eight years ago, it has published 1,500,000 home plan books and 250,000 sets of blueprints and specification outlines. Homes built from these plans can be found in every one of the 48 states.

Many of the people who have found these services to be of big help live in isolated areas or in smaller communities where professional architectural services normally are not available. Other buyers have found these plans invaluable as a further aid to the study of their future homes. The many *Convenient Living* ideas that readers and blueprint buyers have found in Home Planners' designs have sparked them into seeing their local architect for personal consultation in designing a home that will meet the specific needs of their family and site.

Among the 25,000 enthusiastic dealers of Home Planners' books are many builders, realtors, mortgage bankers, home planning centers and building

material dealers. Practically every element of the huge home building industry has found these books a big help in improving its own business through the promotion of good homes for more people. Schools, colleges, universities, libraries, interior decorators, as well as many architects, are included among the buyers of Home Planners' books.

Special books with designs and editorial material to fit the requirements of a particular association also have been created by this group. The latest is entitled "Homes of Natural Stone," published for the International Cut Stone Contractors and Quarrymen's Association. Manufacturers of building materials and equipment often have asked for the creation of home designs featuring their products. These special designs (and sometimes the standard designs) are used in promotional literature and advertising to show practical applications of various products. A few of such products include McKinney Hardware, Modernfold doors, Crawford Doors and Tilt-a-Door.

The designing genius of Richard B. Pollman and the architectural talents of Irving E. Palmquist, A.I.A., and Clifford N. Wright, A.I.A., of Palmquist and Wright Architects, are featured in every book published by Home Planners, Inc. The outstanding work of these men has appeared repeatedly in practically every national magazine dealing with homes, and in a big variety of newspapers—the combined exposure of which runs into

hundreds of millions of readers. Concurrently, their designs are appearing in *Small Homes Guide*, *House Beautiful Building Manual*, *Science and Mechanics*, *Fawcett Books*, *Practical Builder* and *Home Building in Canada*.

The men behind the work presented here have a diversification of interests. In recognition of Mr. Pollman's years of pioneering in the prefabricated house field, he is now chairman of design, research and engineering for the Prefabricated Home Manufacturers' Institute. Factory produced "Pollman Homes" are manufactured in plants in the North and in the South, and are distributed in practically all states east of the Rockies. In addition, Mr. Pollman has been directly associated with the building of over a thousand custom homes in the Detroit area where he is president of a building company bearing his name. This is added assurance that the features and planning ideas found in the *Convenient Living* designs presented here are carefully tested by actual construction.

Architects Palmquist and Wright, in addition to creating houses for the very choicest residential areas, have a record of achievement that includes designing factories, warehouses, stores, churches, schools, military installations, apartments, medical buildings and low cost housing project development work.

This dynamic group also has pioneered in organized storage, perimeter warm air and radiant hot water heating, adequate (but prudent) use of glass, dual use rooms and better planning of basementless homes. Manufacturers also have sought their counsel in the development of new products. The panel type window in such widespread use today is merely one example. In addition, Mr. Pollman holds three important building industry patents of his own.

These men foresee in the next decade great strides in the architectural and building fields. There will be an increased use of complete air conditioning and cost saving methods and materials. There will be advancement in the functional use of materials and equipment, making for easier maintenance and lighter daily household tasks. The practicability and simplicity of open planning will become more universally accepted. These are but some of the improvements that will emerge to form a new pattern of *Convenient Living* in America.

CHARLES W. TALCOTT
Associate Editor

200 HOMES

p. 92
p. 83
p. 80
p. 75
p. 60

p. 66
p. 63
X p. 95

DESIGNS FOR

Convenient Living

BOOK NO. 9

CONTENTS

- 2 FOREWORD
- 3 INDEX TO DESIGNS
- 4 ECONOMY-BUDGET HOMES
1 story homes under 1000 square feet
- 22 ECONOMY-DELUXE HOMES
1 story homes from 1000 to 1300 square feet
- 49 CUSTOM-DELUXE HOMES
1 story homes from 1300 square feet and up
- 70 1½ and 2 STORY HOMES
of all sizes
- 82 SPLIT LEVEL AND HILLSIDE HOMES
of all sizes
- 96 BLUEPRINTS
where and how to order

EDITOR AND PUBLISHER

Albert P. Wittman

ASSOCIATE EDITOR

Charles W. Talcott

DESIGN DIRECTOR

Richard B. Pollman, Designer

ARCHITECTURAL DIRECTORS

Irving E. Palmquist, A.I.A.

Clifford N. Wright, A.I.A.

ART STAFF: J. Earl Brown, Edmund C. Rein

DESIGN AND ARCHITECTURAL STAFF: Gordon S. D. Anderson, Ragnar L. Arnesen (Delineator), Thomas P. Clack, William H. Denison, Robert D. Dezur, Wesley E. LaRoy, Wm. C. McDonogh, Jr., Robert E. Nank, Alfred Petrilli, Vincent J. Rauth, Elmer E. Reinke, Robert N. Steensen, Robert W. Stine

PRODUCTION STAFF: Florence G. Green, Betty C. Krupa, Paul L. O'Mara, Maurice A. Wood

Copyright 1954

HOME PLANNERS, INC.

16310 GRAND RIVER • DETROIT 27, MICHIGAN

Printed in U.S.A.

Requests for permission to reproduce the copyrighted designs in this book are invited, providing proper credit is given to Home Planners, Inc. and to the designer and architect.

F O R E W O R D

Convenient Living is more than a catch phrase. To Designer Richard B. Pollman, Architects Irving E. Palmquist and Clifford N. Wright, and to the staff of Home Planners, Inc., *Convenient Living* is a mode of life.

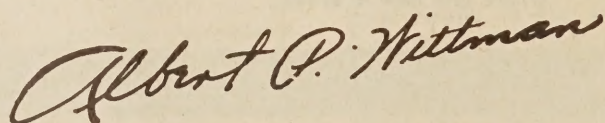
We cannot all afford the maximum in household luxuries. However, we can all afford the best for whatever our budget may allow.

This book contains a selected collection of 200 popular designs from earlier editions. It is divided into various sections according to the relative sizes and types of homes. You will find a wide variety of designs in the following categories: Economy-Budget Homes (1 story—under 1000 square feet*); Economy-Deluxe Homes (1 story—1000 to 1300 square feet*); Custom-Deluxe Homes (1 story—over 1300 square feet*); 1½ and 2 Story Homes (of all sizes); and Split-level and Hillside Homes (of all sizes). Whatever the section your budget requires you to consider, you have the assurance that you are considering homes among the finest in architectural design and calling for the soundest in building specifications. These you cannot afford to be without, whatever your income.

Blueprints, material lists and specification outlines are available for *each* home in this book so that you can transform the design you select into a building reality. Also to help you visualize your home in advance, there are full color die-cut cardboard models ready for assembly in quarter inch to the foot scale. These models are available for *certain* designs only, as indicated on page 96.

It is our sincerest desire to be of service to you in your quest for *your* ideal home. We have presented you here with a selection of designs, any one of which is worthy of your careful consideration.

We wish you the greatest enjoyment and success in your building adventure.



EDITOR AND PUBLISHER

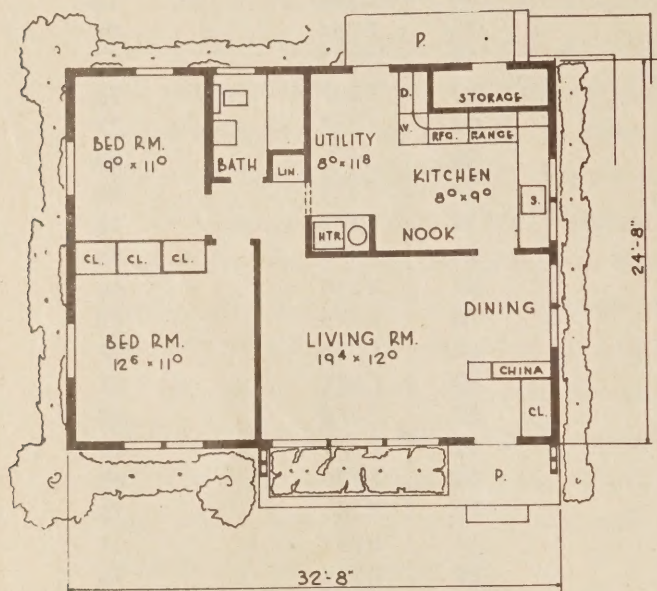
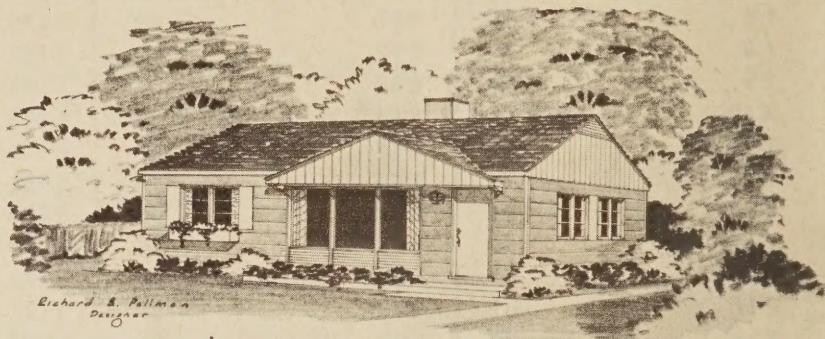
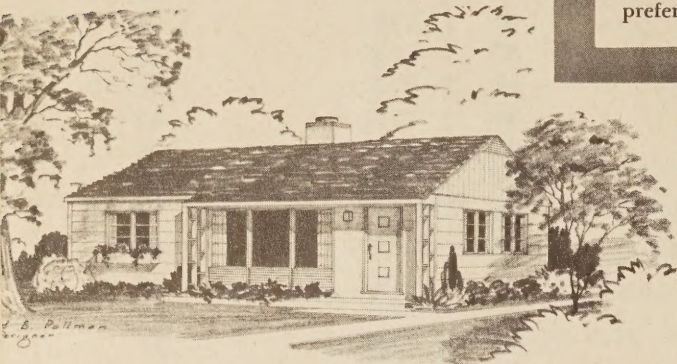
*The square and cubic footages shown with each design do not include garages, porches, breezeways or carports.

INDEX TO DESIGNS

Design No.	Page No.	Design No.	Page No.	Design No.	Page No.	Design No.	Page No.
E1	12	E72	67	E174	54	E246	75
E3	14	E78	47	E175	55	E248	35
E4	25	E79	19	E176	55	E249	42
E5	23	E80	47	E177	63	E250	45
E6	24	E81	19	E178	81	E252	43
E8	71	E82	18	E181	25	E255	8
E9	24	E83	9	E182	79	E256	60
E10	23	E84	19	E183	44	E257	9
E11	24	E85	57	E186	30	E258	44
E12	93	E86	94	E188	58	E259	44
E13	26	E87	68	E191	42	E261	63
E15	50	E88	64	E192	43	E262	31
E16	71	E89	40	E193	20	E263	15
E17	41	E90	67	E194	76	E264	28
E18	26	E92	66	E195	12	E265	36
E20	41	E93	95	E196	21	E267	22
E20 PT	4	E96	94	E197	21	E268	77
E21	30	E112	18	E198	20	E270	29
E22	72	E114	74	E199	74	E271	95
E23	50	E115	81	E200	12	E272	18
E24	31	E119	64	E201	21	E273	28
E25	51	E120	65	E202	21	E274	46
E25 PT	4	E122	65	E203	76	E275	85
E27	61	E128	48	E204	62	E276	27
E28	78	E129	48	E205	62	E277	27
E29	32	E130	48	E208	59	E278	42
E31	47	E131	48	E209	10	E279	86
E33	91	E133	37	E210	10	E280	87
E34	59	E136	14	E213	10	E281	79
E35	46	E137	13	E214	11	E282	27
E36	45	E138	17	E215	10	E283	26
E37	73	E139	17	E216	11	E284	33
E38	69	E142	35	E217	11	E285	29
E39	61	E144	74	E219	11	E286	32
E41	34	E145	35	E222	9	E287	77
E42	34	E147	13	E223	58	E288	56
E47	38	E148	20	E225	45	E292	49
E49	38	E149	20	E226	14	E293	49
E50	90	E150	82	E227	43	E294	88
E51	36	E151	83	E228	8	E295	69
E52	38	E160	51	E230	15	E296	68
E53	39	E162	52	E231	15	E297	56
E54	37	E163	53	E232	8	E298	78
E56	39	E164	52	E233	80	E299	84
E57	39	E165	92	E234	33	E300	89
E58	40	E167	53	E235	75	E318	25
E59	40	E168	70	E236	46	E600 PT	6
E60	80	E170	73	E238	60	E620 PT	6
E66	69	E171	72	E241	93	E710 PT	5
E67	57	E173	54	E242	66	E810 PT	7
						E820 PT	16

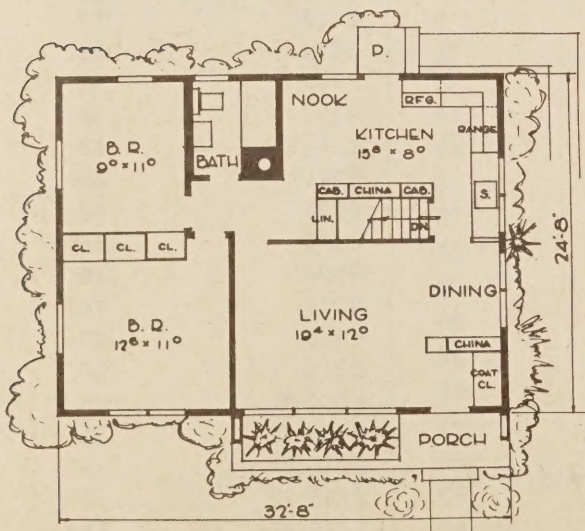
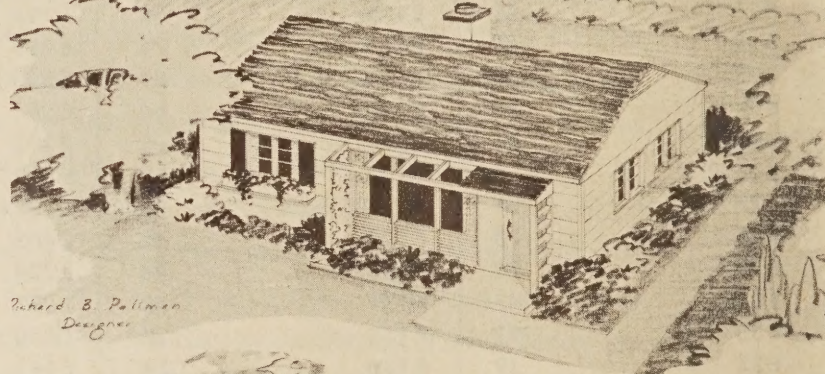
1 STORY HOMES
under 1000 sq. ft.

The Economy-Budget one story homes on pages 4 through 21 contain up to 1000 square feet of floor area. They have been created to come within the fixed building budget of the middle income family. In addition, they strive still to meet the "Convenient Living" requirements peculiar to each family. These designs incorporate the efficient use of materials and space, while being consistent with sound construction. As you review the designs you will see a harmonious combination of such tried and true building materials as brick, wood and stone—but presented with a styling that is preferred by a majority of home buyers.



DESIGN E 20 PT

804 SQ. FT., 9,660 CU. FT.

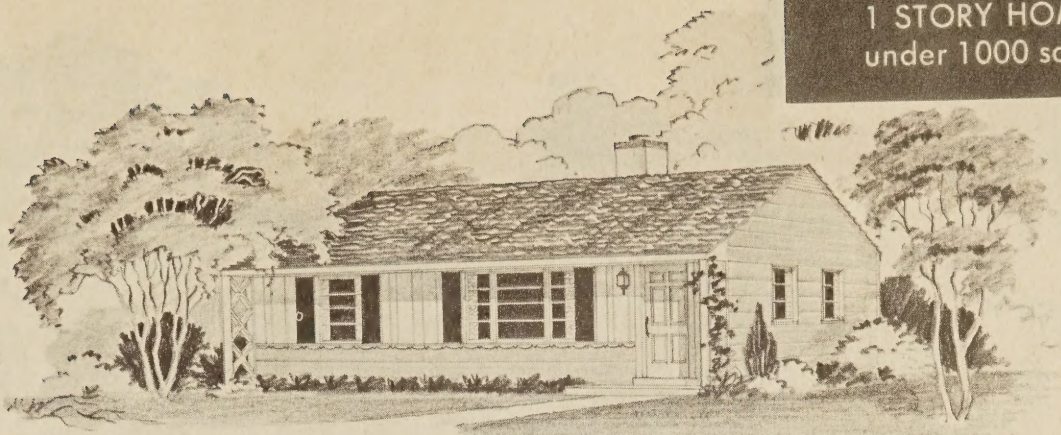


DESIGN E 25 PT

804 SQ. FT., 14,780 CU. FT.

It isn't often that a small home provides so many *Convenient Living* features and good traffic circulation (from kitchen to bath or bedrooms without going through living-dining area) and yet has no wasted space.

There is a separate set of blueprints and material lists for either design, E 20-PT (without Basement) or E 25-PT (with basement). However, whichever blueprint set you order will include details for building all four of these pleasing exteriors.

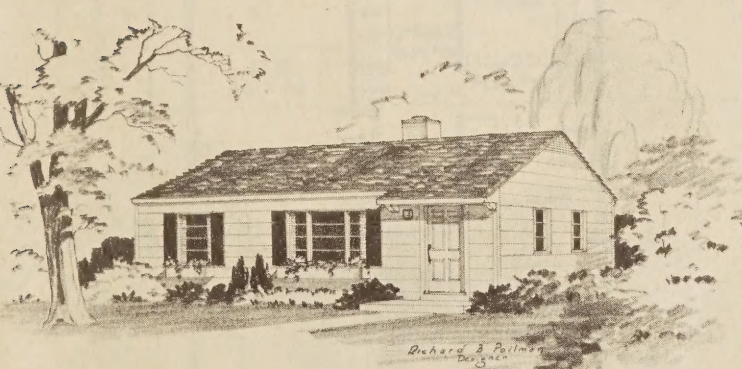
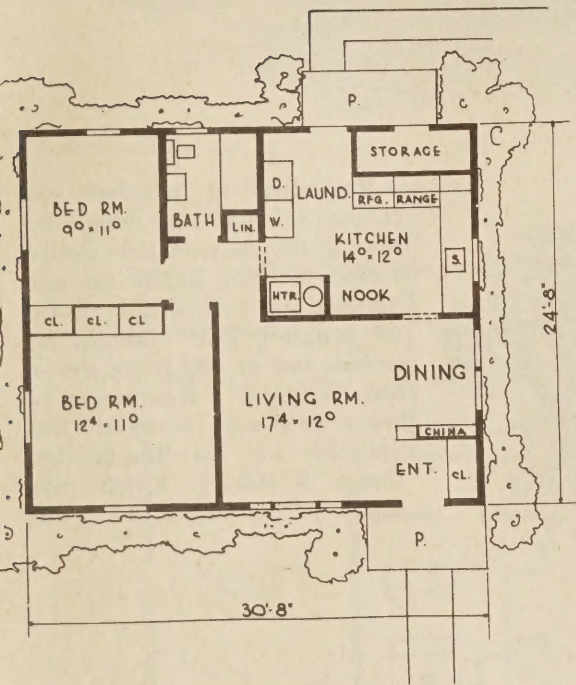


Richard B. Pollman
Designer

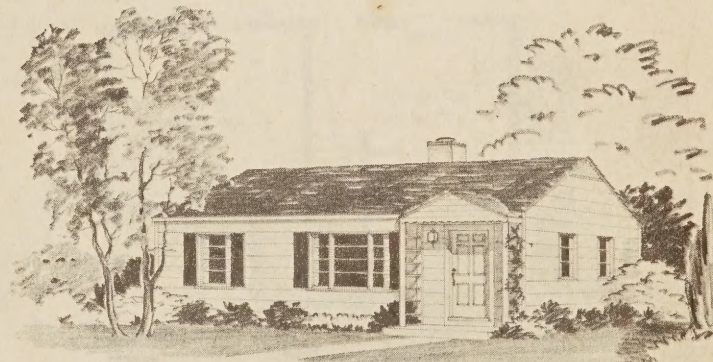
DESIGN E 710 PT

752 SQ. FT., 9,024 CU. FT.

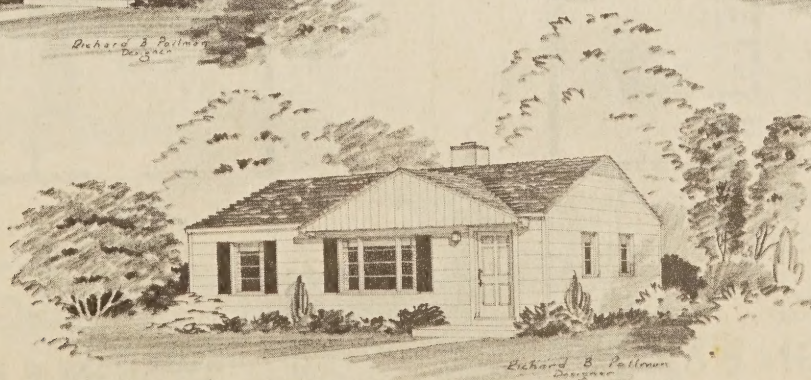
If you want a low cost house filled with convenience, here it is! Note the good traffic circulation, ample closets and storage, eating space in kitchen, first floor laundry, and the picture window. You don't sacrifice charm, either, because available blueprints and material lists include details for building all four attractive exteriors.



Richard B. Pollman
Designer

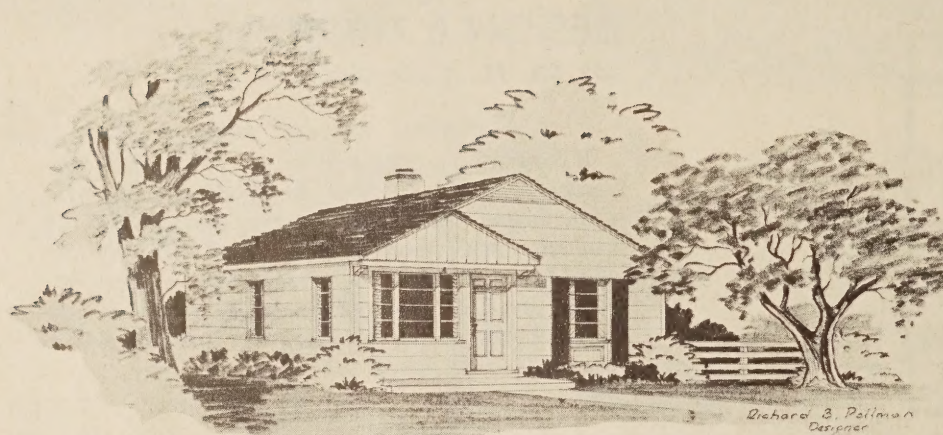


Richard B. Pollman
Designer

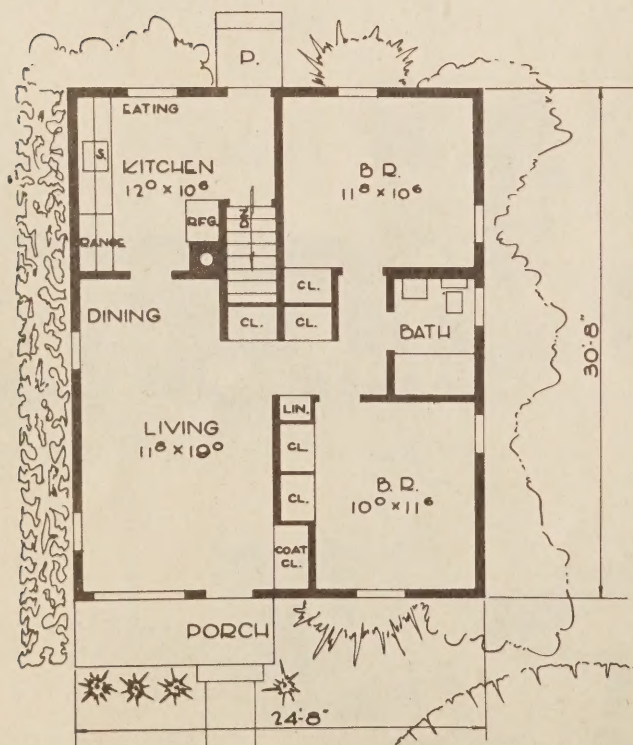


Richard B. Pollman
Designer

1 STORY HOMES
under 1000 sq. ft.

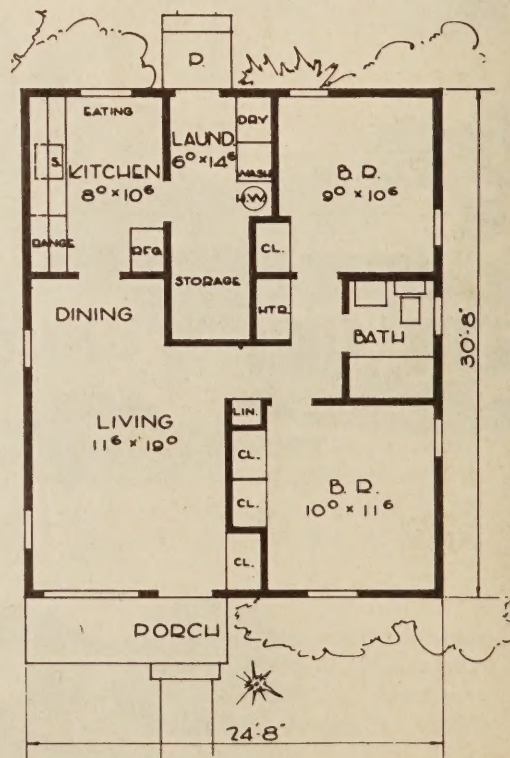


Regardless of whether you choose the basement design below or the basementless design beside it, your blueprints and material lists will include details for building four different exteriors, two of which are shown here. There is a separate set of blueprints and material lists available for the basementless Design E 600-PT. Either plan would fit that forty foot city lot!



DESIGN E 620 PT

752 SQ. FT., 14,288 CU. FT.



DESIGN E 600 PT

752 SQ. FT., 9,024 CU. FT.

[illegible]

825 SQ. FT., 10,296 CU. FT.

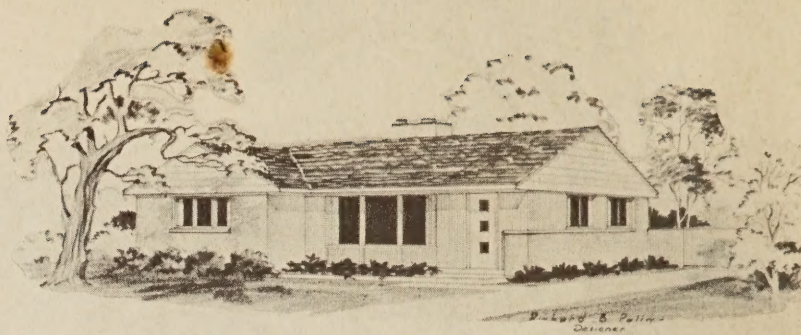
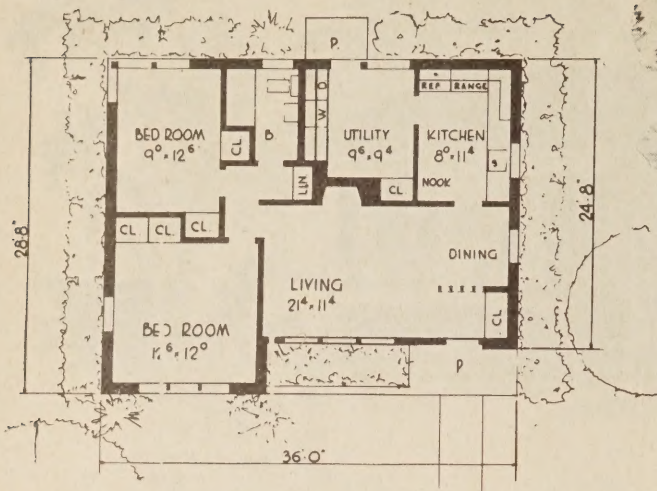
34'-8"

Richard B. Pollman
Designer

Richard B. Pollman
Designer

Richard B. Pollman
Designer

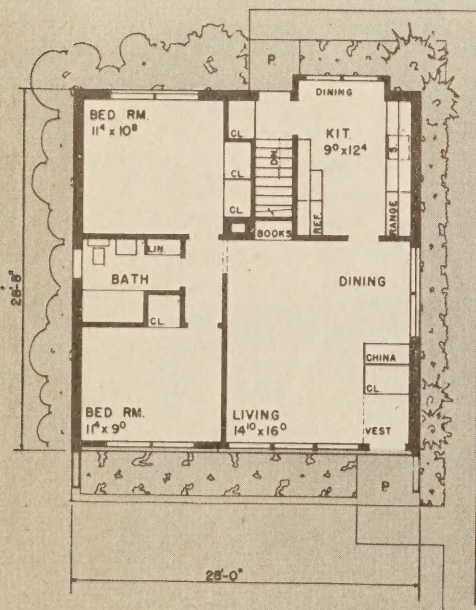
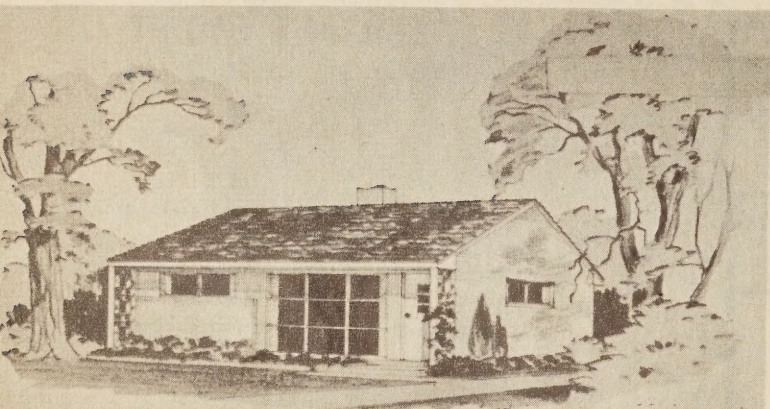
1 STORY HOMES
under 1000 sq. ft.



DESIGN E 228

932 SQ. FT.
10,252 CU. FT.

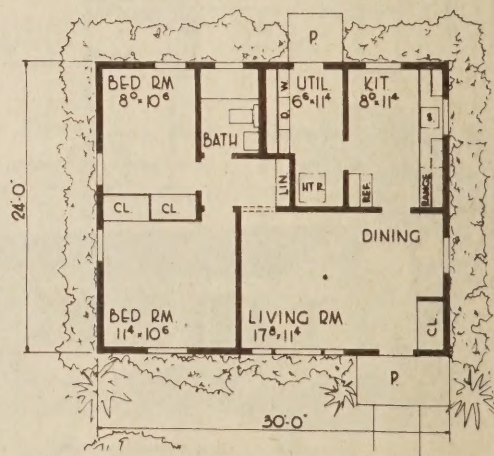
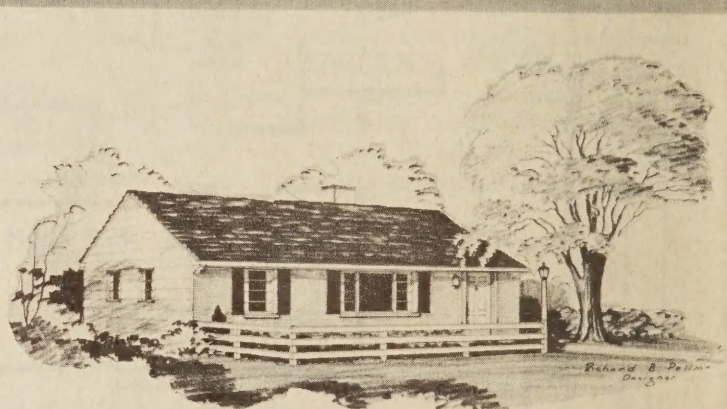
Here is a small home with all the outstanding features of a large home. Observe the storage areas, the fireplace and the large utility room with the grade entrance.



DESIGN E 255

808 SQ. FT.,
15,752 CU. FT.

Have you often wondered how much living you could get on your forty foot lot? This two bedroom basement home with an extended eating area in the sliding-door kitchen will provide you with the answer.



DESIGN E 232

732 SQ. FT.
8,784 CU. FT.

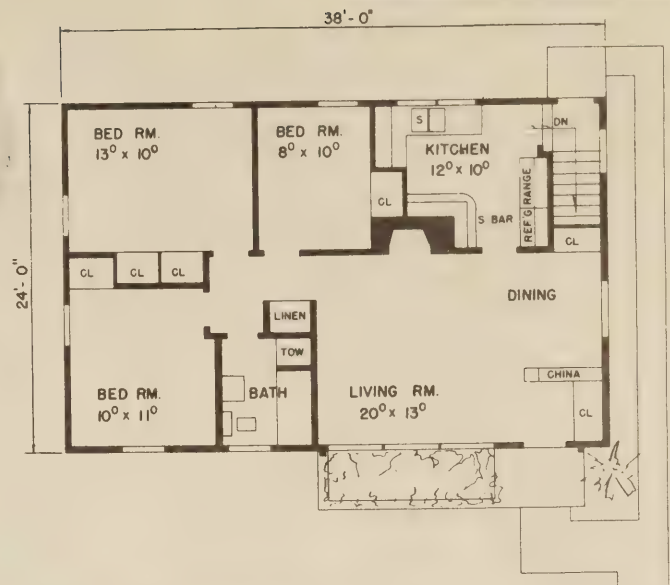
A small home does not mean your days of having dinner guests are over. This enticing home provides maximum utility. Notice how the overhang eliminates that "match box" appearance.



DESIGN E 222

912 SQ. FT.
16,872 CU. FT.

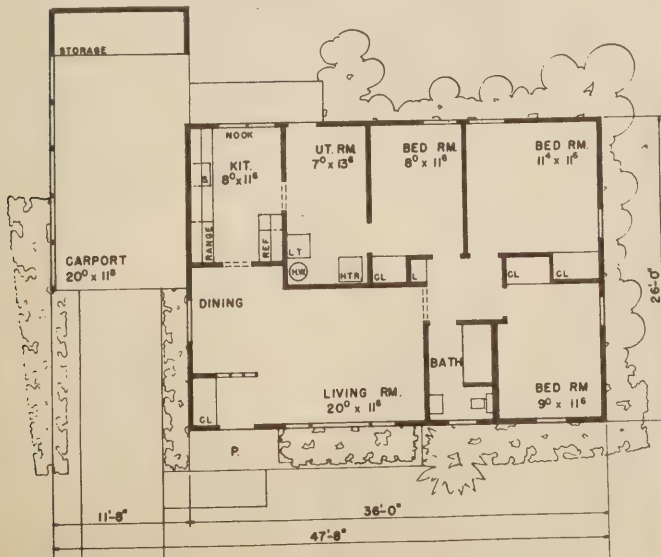
Here's evidence that an economical-to-build rectangular shaped home does not have to look like a box. The trellis work and the planting boxes, together with the expansive living room windows, create freshness of character. See Design E 112 on page 18 if you want to eliminate the basement.



DESIGN E 257

926 SQ. FT.
12,038 CU. FT.

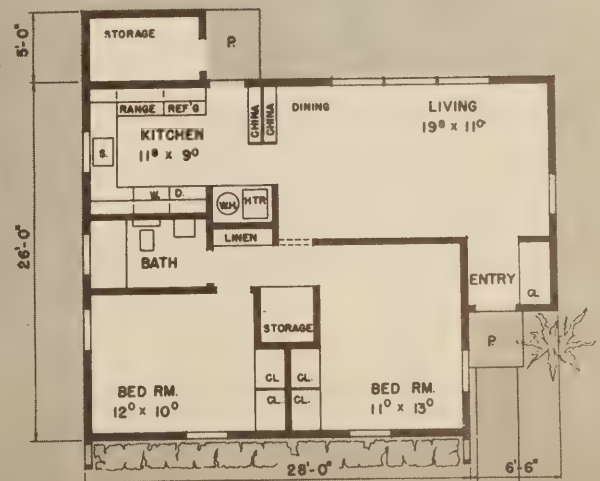
A distinctive carport, vertical board siding, a windowed wall and a long planting box make this home gratifying to the eye. The high silled windows in the bedrooms assure the most advantageous placing of furniture as well as maximum privacy.



DESIGN E 83

885 SQ. FT.
10,885 CU. FT.

Here's magic. The living-dining on the rear, overlooking the garden, can be entered from the front without going through the house. The plumbing and heating is grouped together for economy, too.

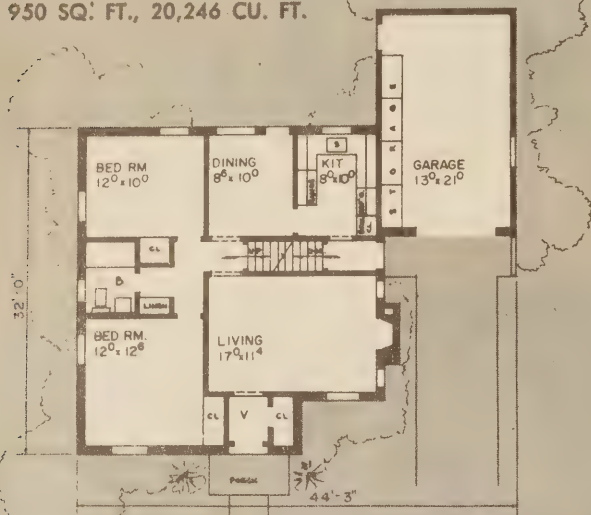


1 STORY HOMES
under 1000 sq. ft.



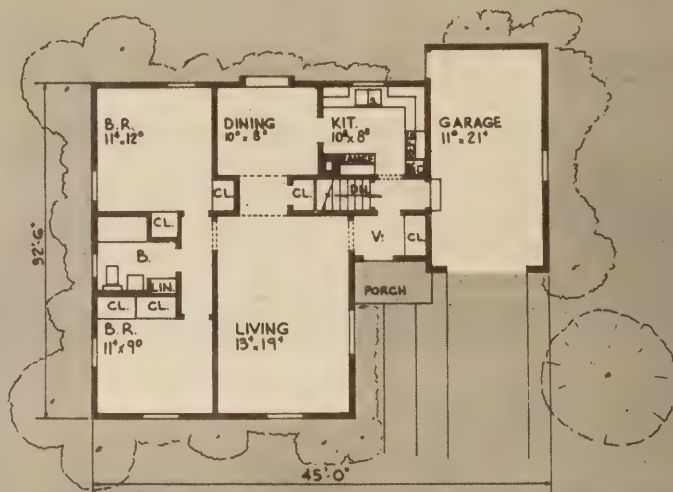
DESIGN E 213

950 SQ. FT., 20,246 CU. FT.



DESIGN E 215

1,147 SQ. FT., 22,987 CU. FT.

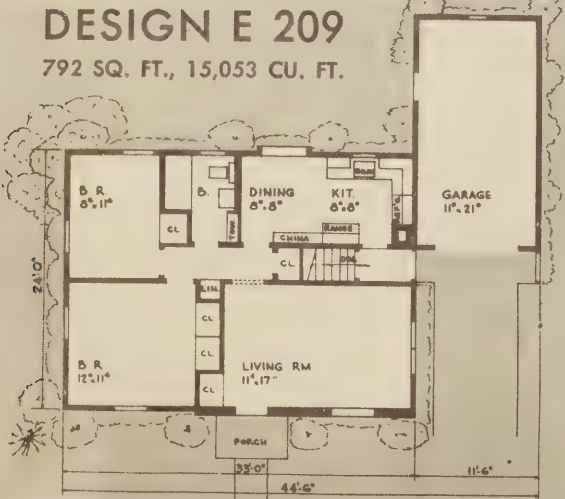


An undeniable cheerfulness of atmosphere combined with compact and



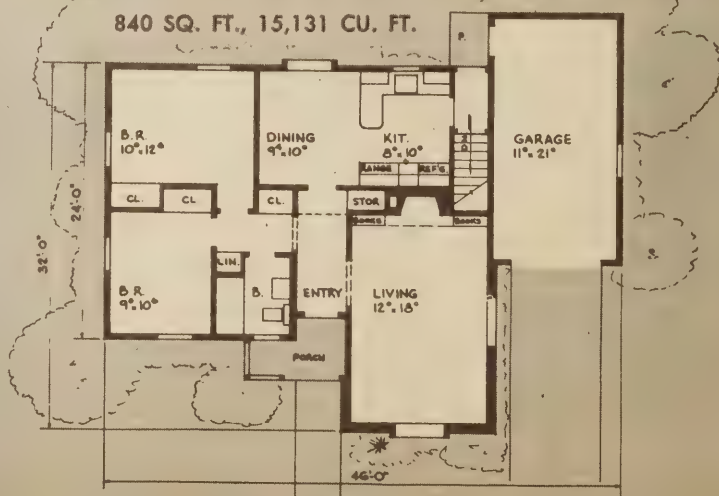
DESIGN E 209

792 SQ. FT., 15,053 CU. FT.



DESIGN E 210

840 SQ. FT., 15,131 CU. FT.

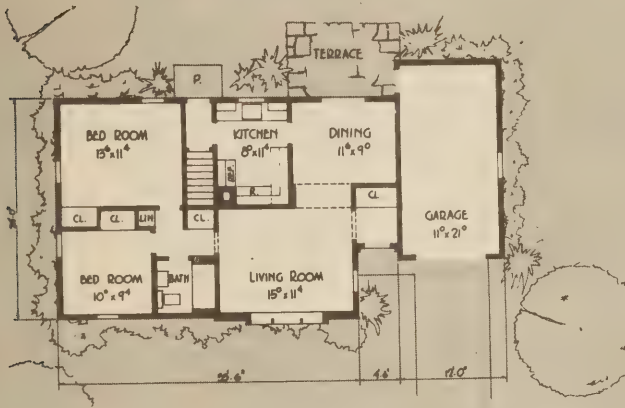


1 STORY HOMES
under 1000 sq. ft.



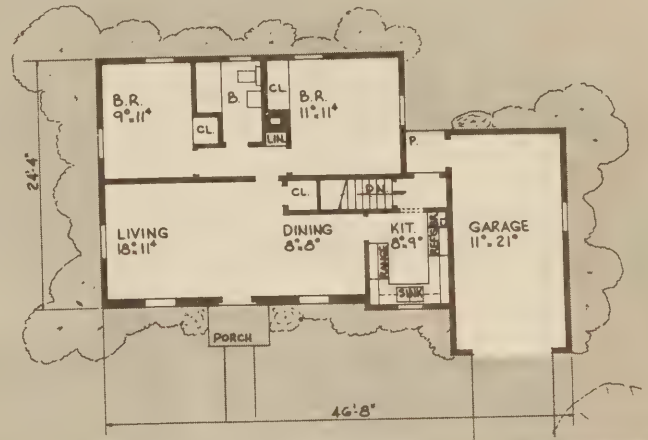
DESIGN E 219

871 SQ. FT., 16,549 CU. FT.



DESIGN E 217

803 SQ. FT., 15,321 CU. FT.

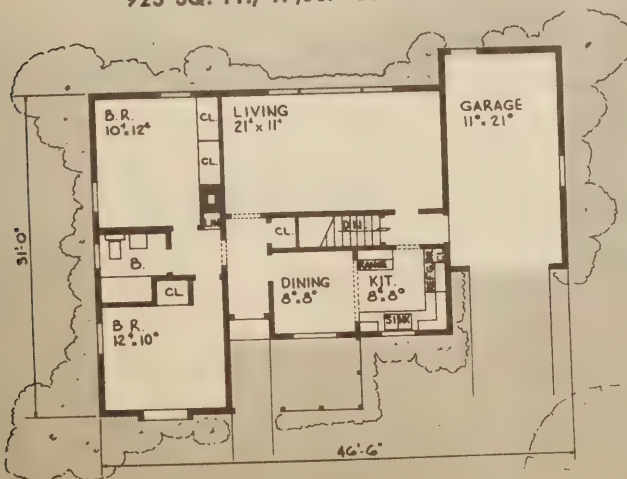


economical floor plans mark these charming homes as favorites to many.



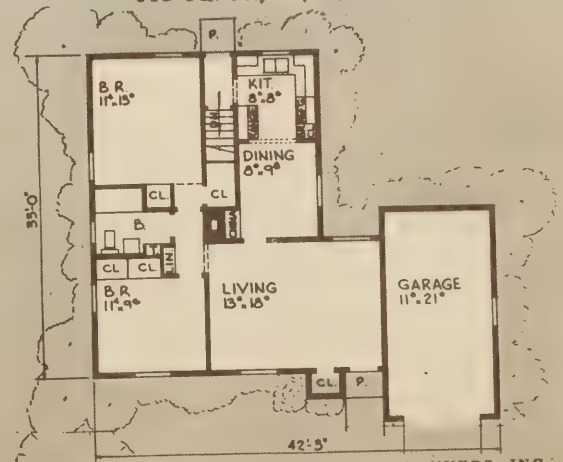
DESIGN E 216

923 SQ. FT., 17,537 CU. FT.



DESIGN E 214

886 SQ. FT., 17,739 CU. FT.



1 STORY HOMES
under 1000 sq. ft.

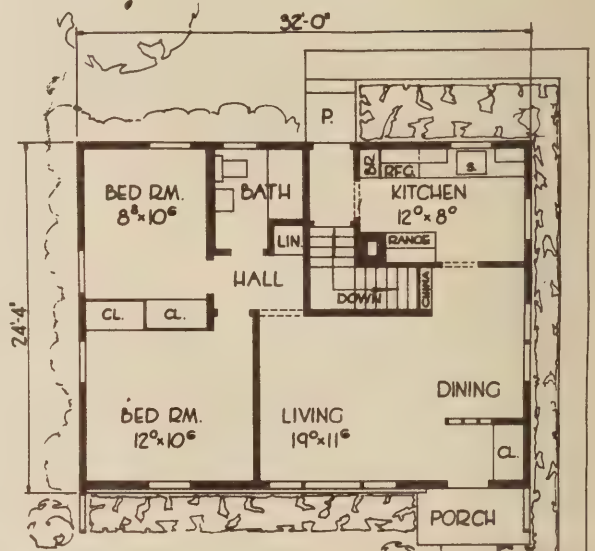
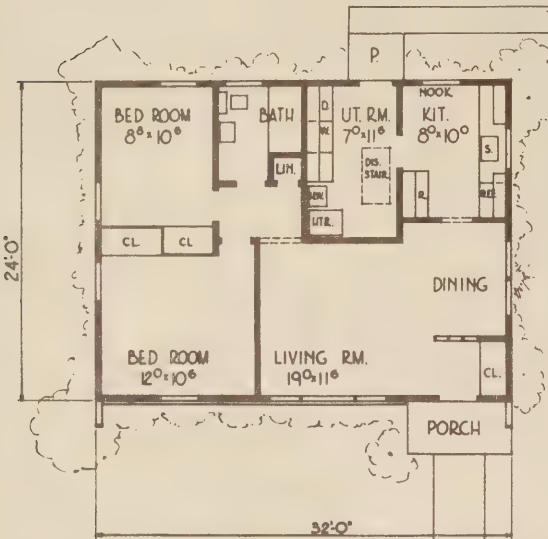
The disappearing stairway in the utility room of the basementless plan allows using the attic for additional storage. Notice the addition of a china and a broom closet in the basement plan.

DESIGN E 200

778 SQ. FT.
13,715 CU. FT.

DESIGN E 195

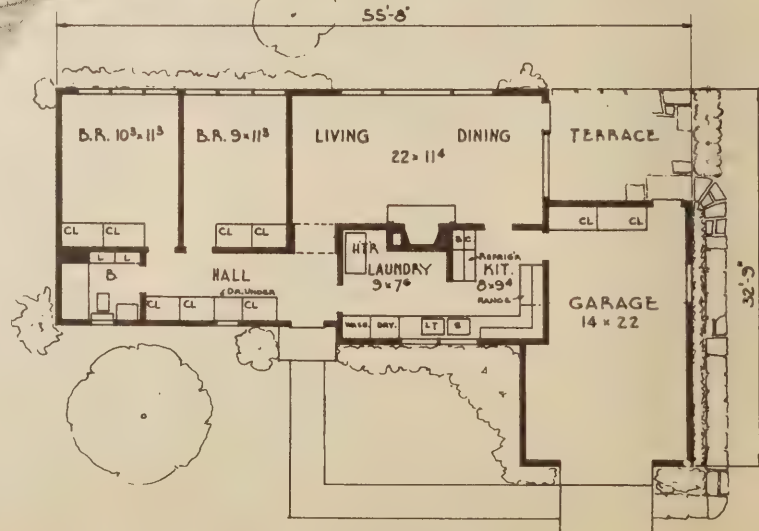
777 SQ. FT.
8,278 CU. FT.



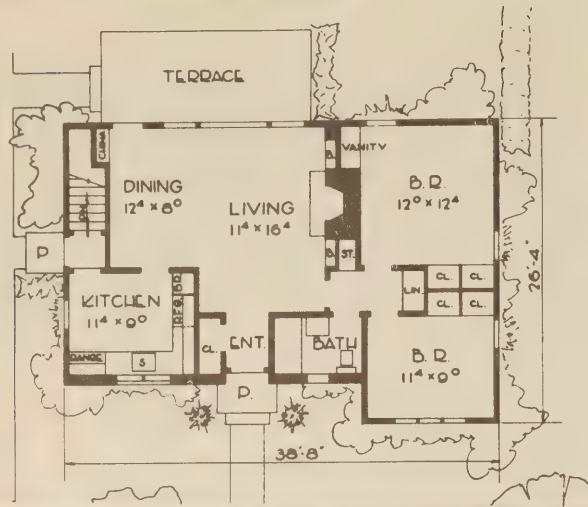
DESIGN E 1

925 SQ. FT.
10,180 CU. FT.

The arrangement of the plan in this colonial cottage eliminates the use of rooms for halls and creates a feeling of spaciousness in the combined rooms. Generous storage wall closets have been provided and the garage offers ample room for storage and family hobbies. Household chores are made easy because of the automatically equipped kitchen-laundry. Radiant floor heating is the answer to the "Cold Floor" problem in this home.



1 STORY HOMES
under 1000 sq. ft.

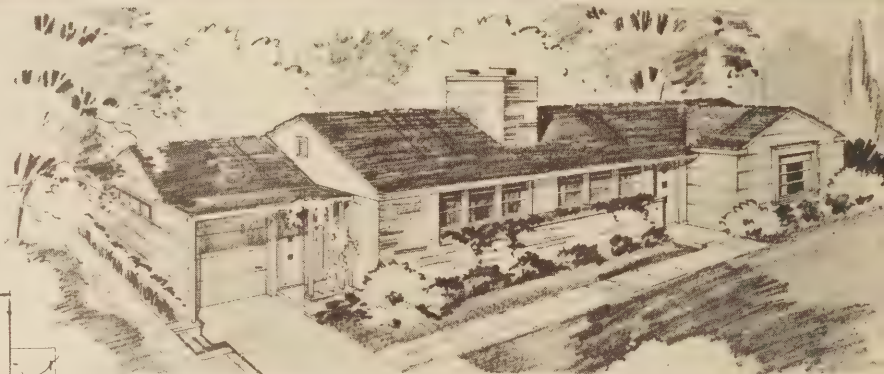
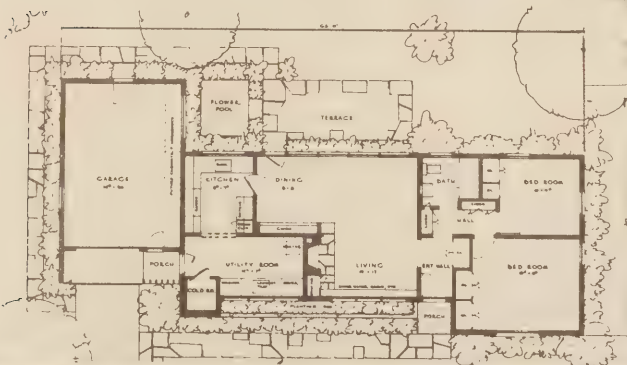


DESIGN E 136

915 SQ. FT.
16,480 CU. FT.

Consider the fine features: Two closets in each bedroom; built-in vanity, china and bookshelves; spacious living-dining area; basement stairs near grade entrance; attractive overhang.

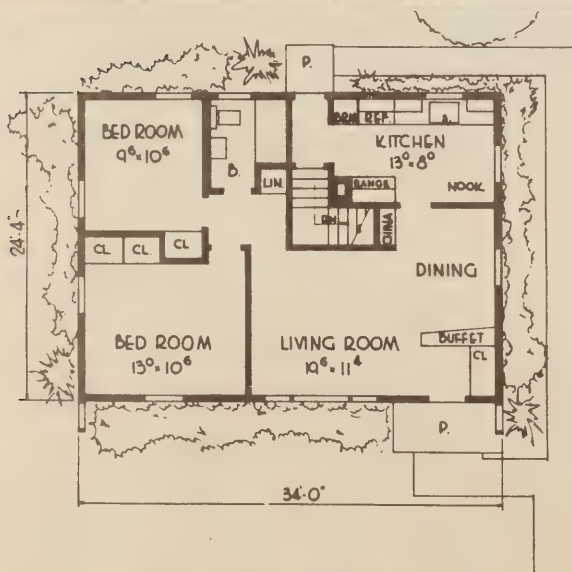
Blueprints and material lists include optional basement with porch enclosed, and garage reduced in width to permit stairs where future cabinets are shown.



DESIGN E 3

970 SQ. FT., 10,670 CU. FT.
14,880 CU. FT. (WITH BASEMENT)

The exterior of this home has been designed with simplicity. The long ledgerrock faced flower box and low roof lines accent the horizontal feeling. A beautiful fireplace, built-in cabinets, bookshelves and china-buffet are features of the L-shaped living-dining area.



DESIGN E 226

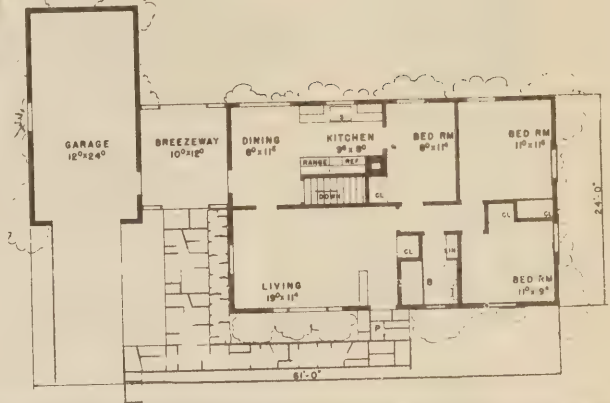
826 SQ. FT.
15,256 CU. FT.

Space saving is important in a low cost home. The useful buffet forms an entrance at the front door and the china is nestled over the basement stairway. You can eat in the kitchen, too.

DESIGN E 263

912 SQ. FT.
16,416 CU. FT.

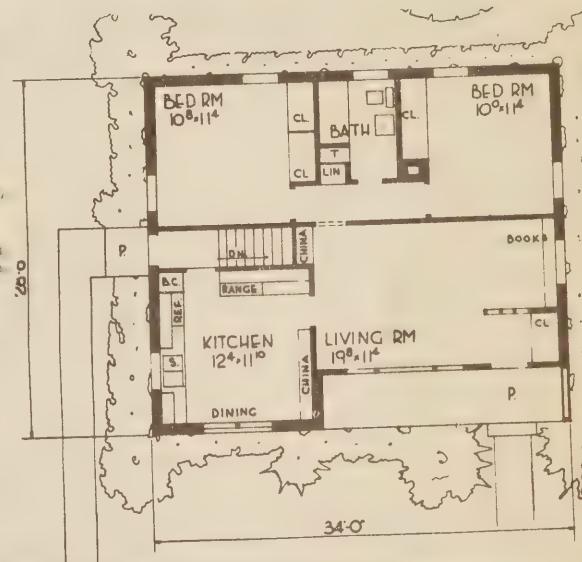
This economical-to-build and clean-looking design provides a full basement, an efficient in-line kitchen, and an all-purpose breezeway for years of proud home ownership.



DESIGN E 230

882 SQ. FT.
16,261 CU. FT.

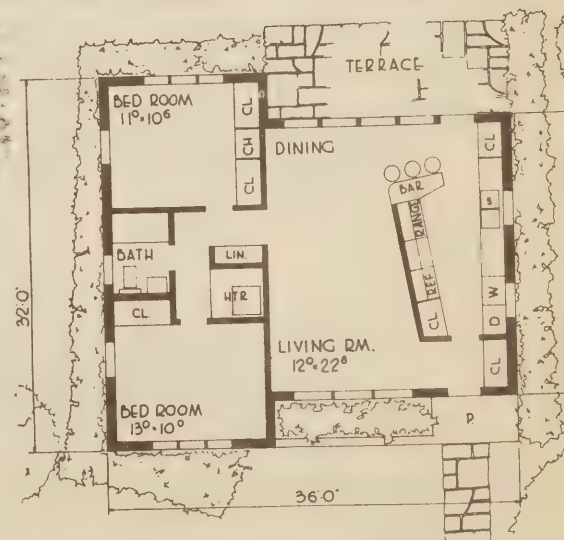
The built-in china closets, bookcase and grill work partition of this plan will give you a wonderful opportunity to reflect your personality.

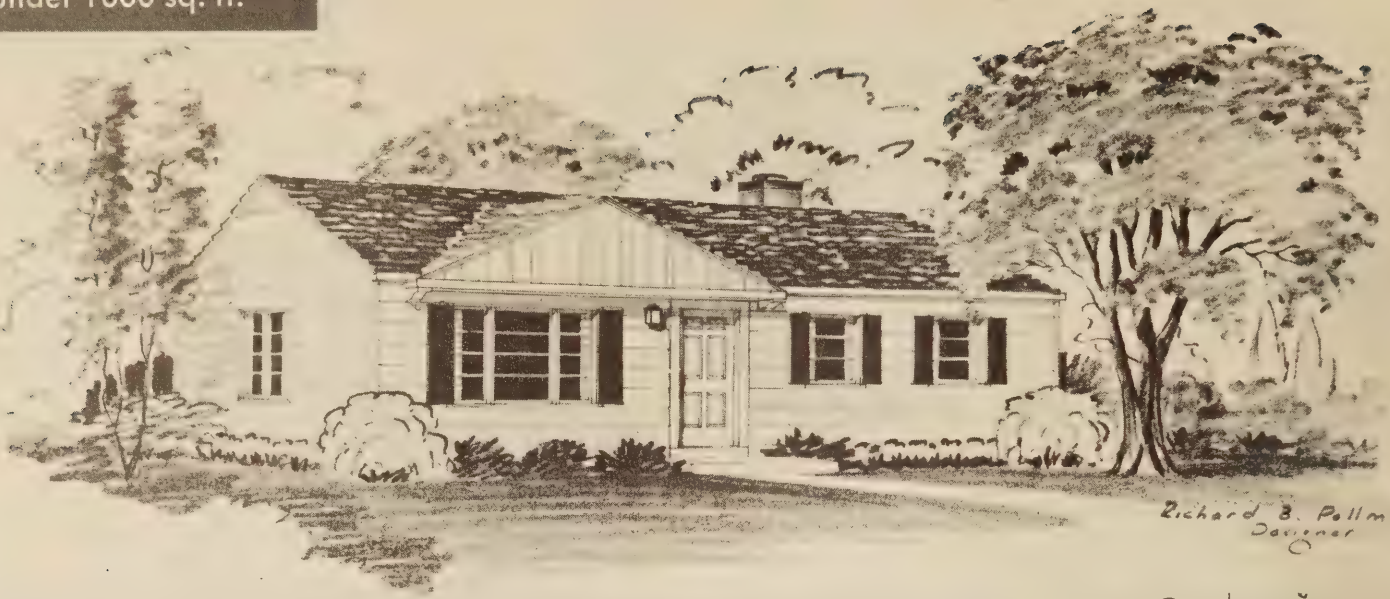


DESIGN E 231

982 SQ. FT.
10,802 CU. FT.

Take another good look at the floor plan of this compact hip roofed home. Note its many built-in features. You'll love the freedom of open planning.

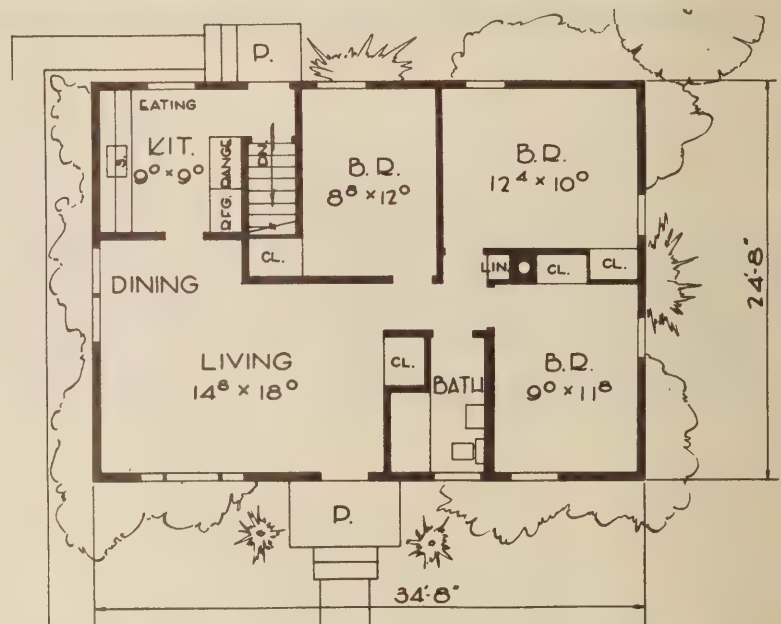




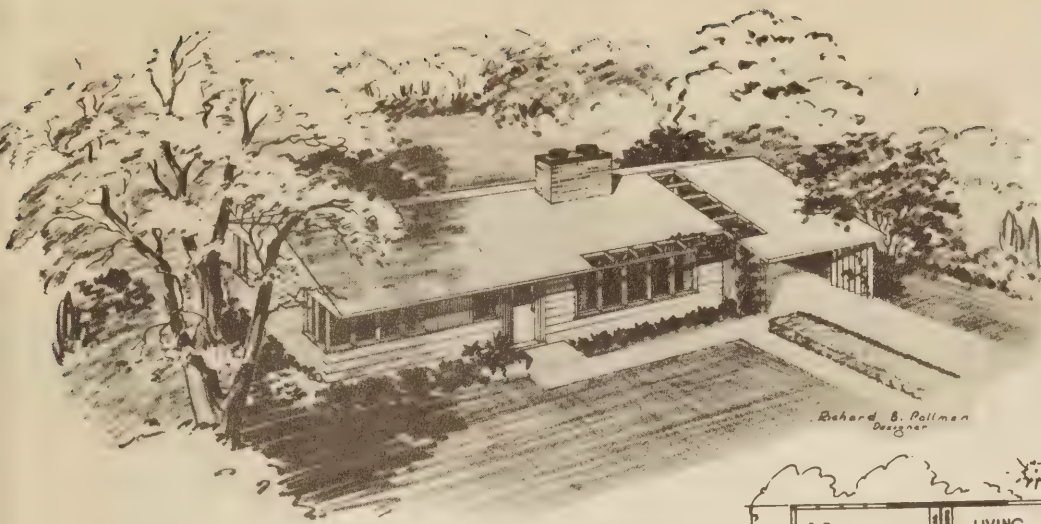
DESIGN E 820 PT

858 SQ. FT., 15,817 CU. FT.

Compact, efficient! . . . *Convenient Living* is ingeniously expressed in this three bedroom design with four different front elevations. Construction costs are at a minimum with a maximum of good living. Here is a house that is engineered to keep material cutting and waste at a minimum.



It isn't often that you find three bedrooms in a basement home of this size. Blueprints and material lists include details for all four exteriors.

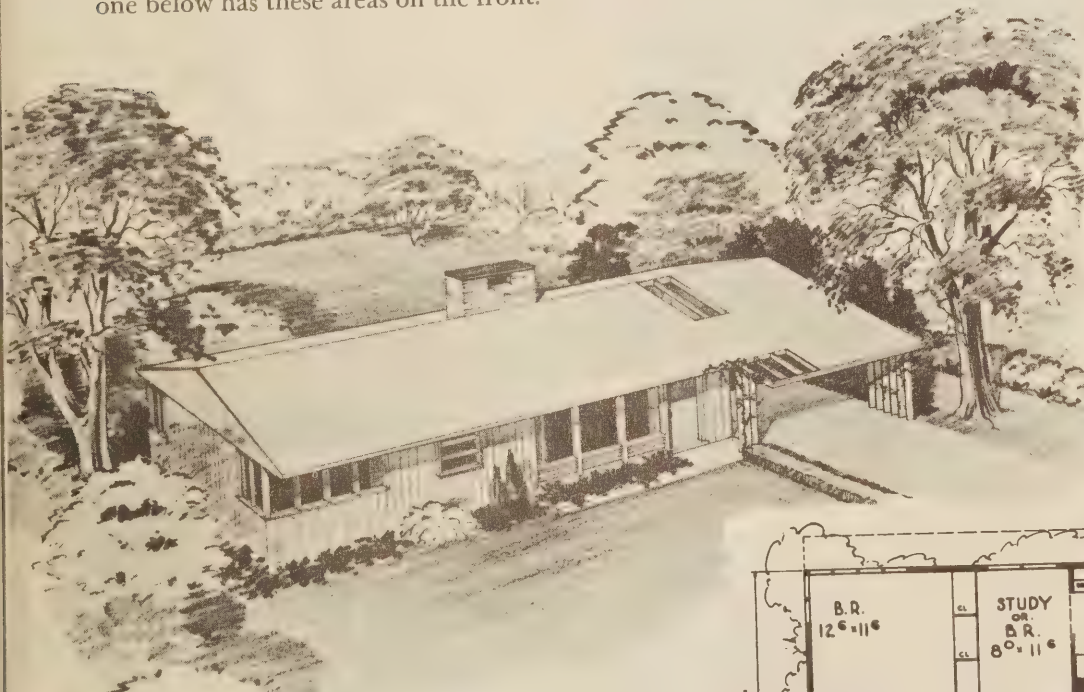
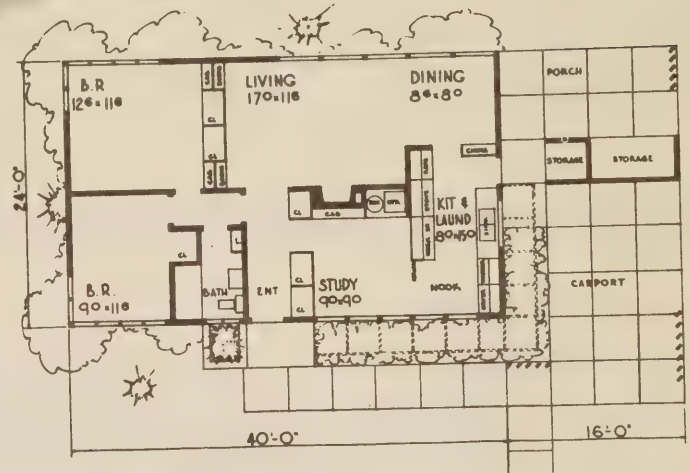


Richard B. Pollman
Designer

DESIGN E 138

960 SQ. FT., 9,360 CU. FT.

The generous glass areas will provide the proud owner of this home with a view in any direction. Note the abundance of closets, built-ins and storage space. This home has a rear living and dining, whereas the one below has these areas on the front.

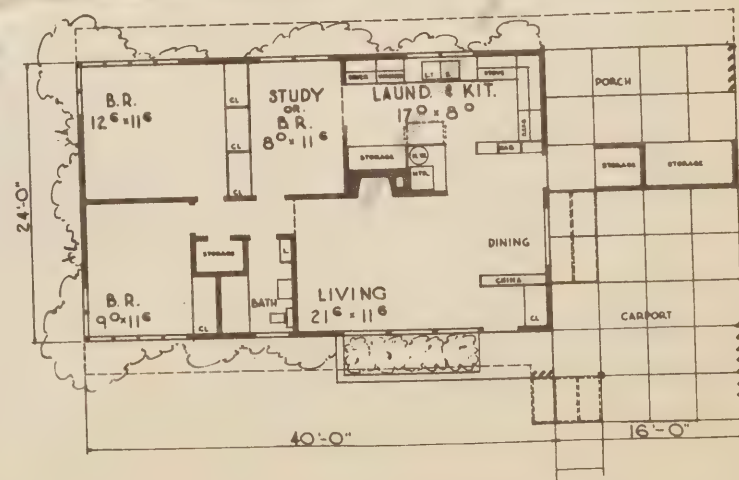
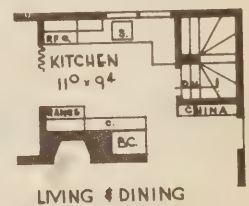


DESIGN E 139

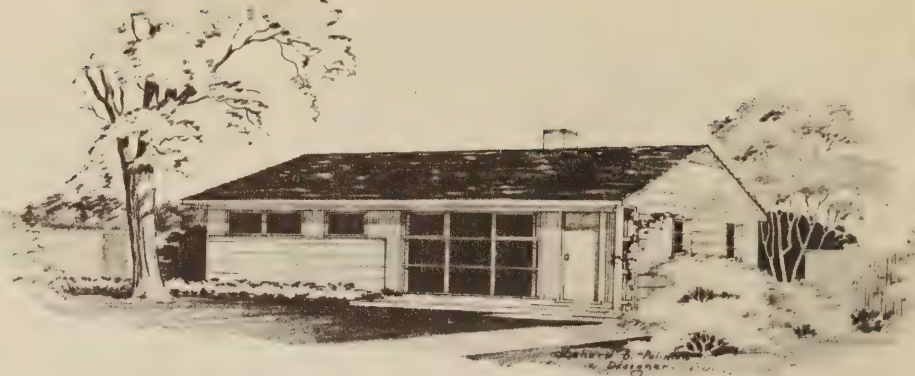
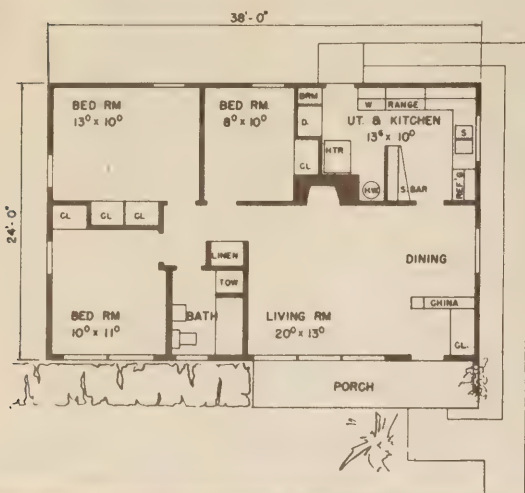
960 SQ. FT., 8,468 CU. FT.
14,912 CU. FT. (WITH BASEMENT)

Who wouldn't go for the interesting arrangement of this design. Its rectangular shape makes it economical to build, too. The alternate basement plan is included with the blueprints you order.

ALTERNATE BASEMENT PLAN



1 STORY HOMES
under 1000 sq. ft.



DESIGN E 112

912 SQ. FT.
10,488 CU. FT.

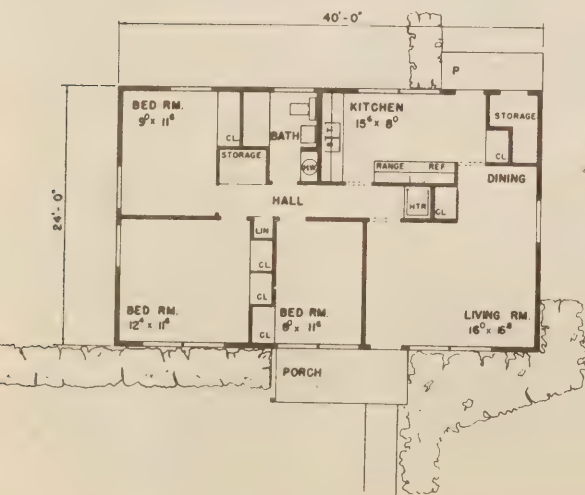
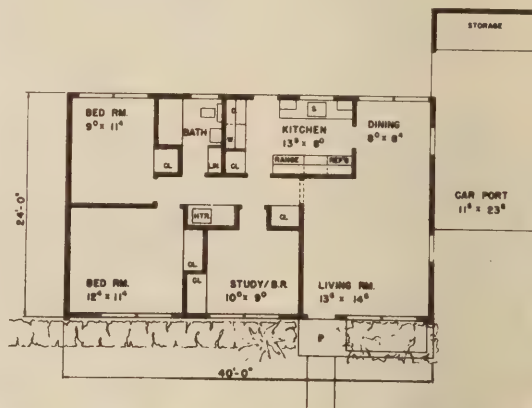
Here is a basementless version of Design E 222 on page 9. All of the good interior features have been retained—except that shoulder high windows have been substituted in the front bedroom and bath for greater privacy.



DESIGN E 82

960 SQ. FT.
11,808 CU. FT.

A three bedroom version of Design E 81 on the following page. It will be interesting to compare and study the many floor plan changes and dimensions that have taken place by adding a bedroom.



DESIGN E 272

960 SQ. FT.
10,080 CU. FT.

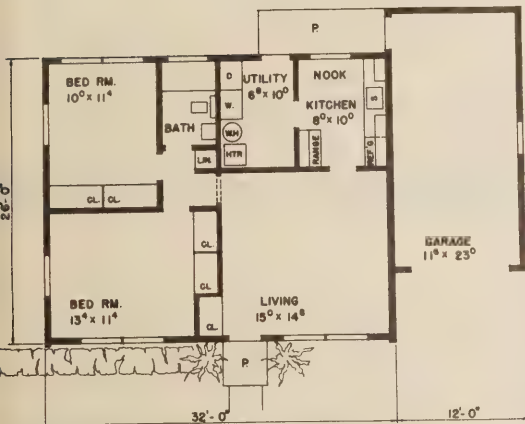
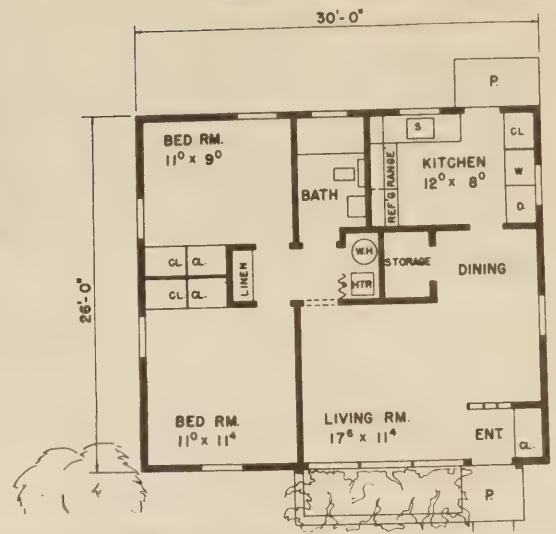
Here is the acme in low cost homes—including a family size kitchen, a plentiful supply of closets and storage space, a step-saving layout, economical one stack plumbing, and a contemporary design that eliminates unnecessary waste of materials.



DESIGN E 79

780 SQ. FT.
9,048 CU. FT.

This efficiently designed frame home has eight closets and a well lighted pleasant living room. How do you like the solution to the washer and dryer location?



DESIGN E 81

832 SQ. FT.
9,651 CU. FT.

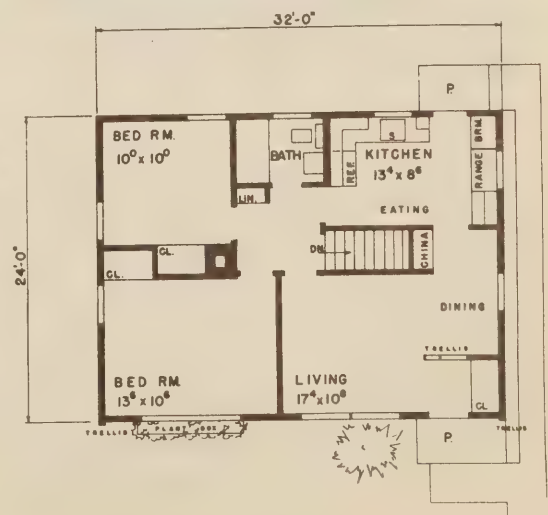
This design shows how any or all sash in a panel type window can be made to swing open. Did you see how little space is used for the hallway?



DESIGN E 84

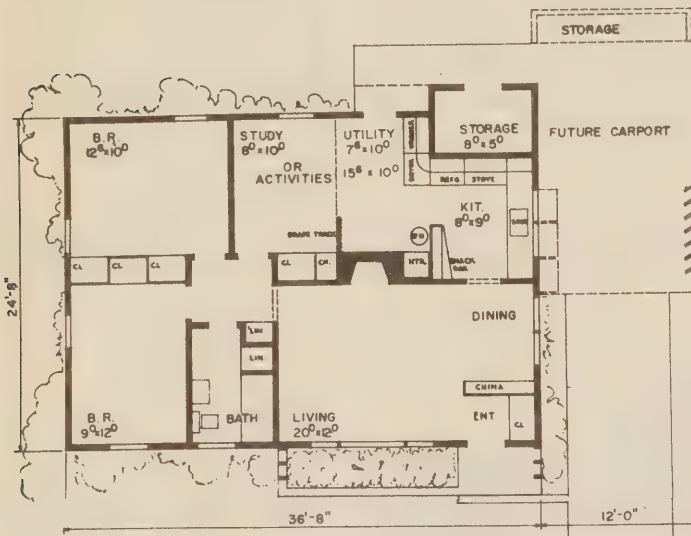
768 SQ. FT.
15,360 CU. FT.

A basement version of Designs E 79 and E 81 above. It is still a frame home, but compare the exterior and interior changes in this one, too. Notice the excellent traffic circulation for a small home.



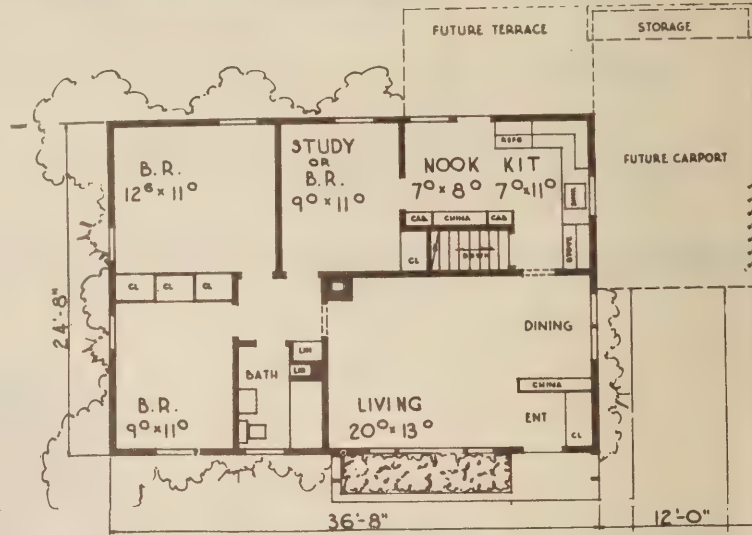
1 STORY HOMES under 1000 sq. ft.

In this compact house you have a choice of floor plans—basement or basementless. Note the convenient traffic circulation, the abundant storage areas, and that third room which can, in both plans, serve your needs as a study, an activities room or an extra bedroom.



DESIGN E 148

920 SQ. FT., 10,365 CU. FT.



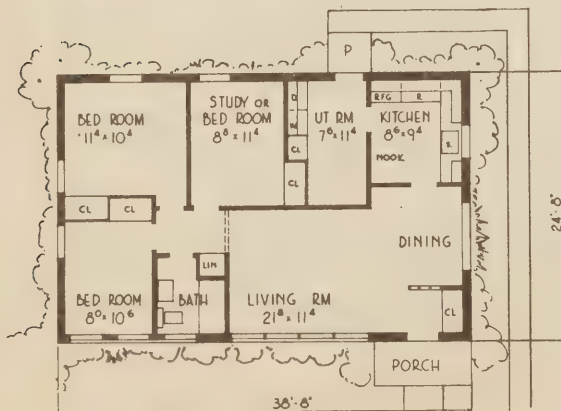
DESIGN E 149

906 SQ. FT., 16,700 CU. FT.



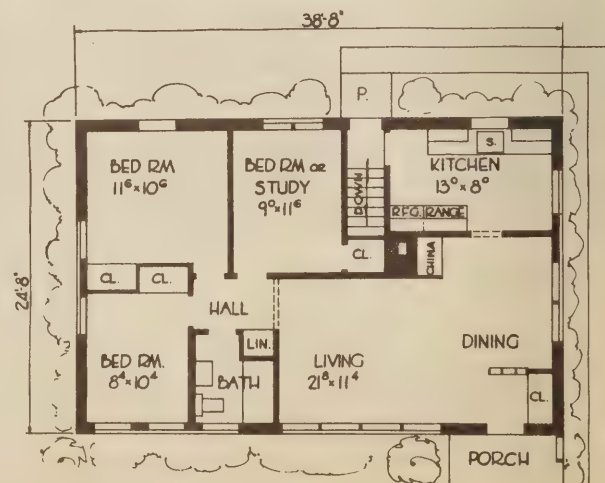
DESIGN E 193

950 SQ. FT.
10,450 CU. FT.



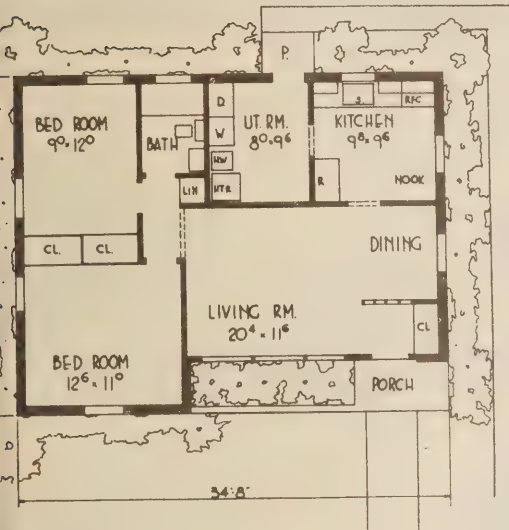
DESIGN E 198

950 SQ. FT.
16,625 CU. FT.



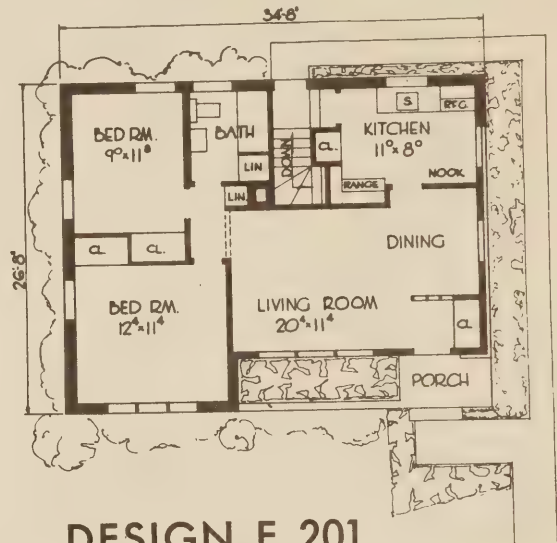


An attractive trellis partition greets your visitors as they step through your front door. A utility room off the kitchen, in the basementless version, will keep your washing and ironing days a thing apart from the rest of the house. The basement version permits enlarging the dining and adding a kitchen closet.



DESIGN E 196

838 SQ. FT., 8,872 CU. FT.



DESIGN E 201

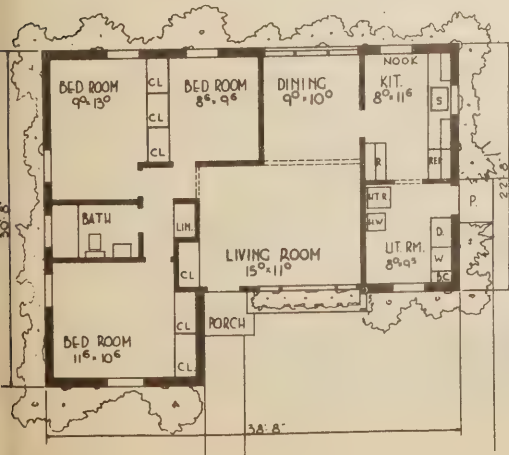
838 SQ. FT., 14,665 CU. FT.

There are windows at both ends of the living and dining area and plenty of closets in this straightforward design. Both floor plans provide for kitchen eating space.



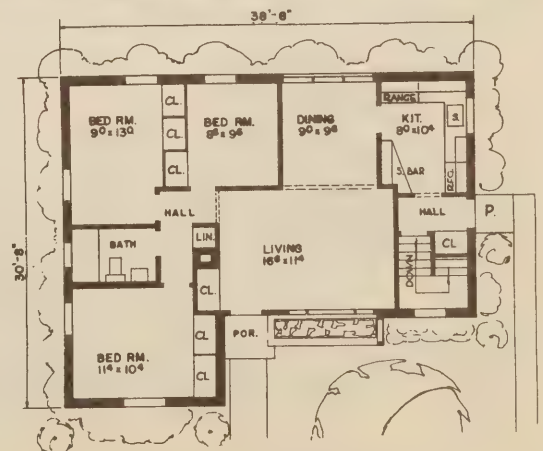
DESIGN E 197

999 SQ. FT.
10,082 CU. FT.



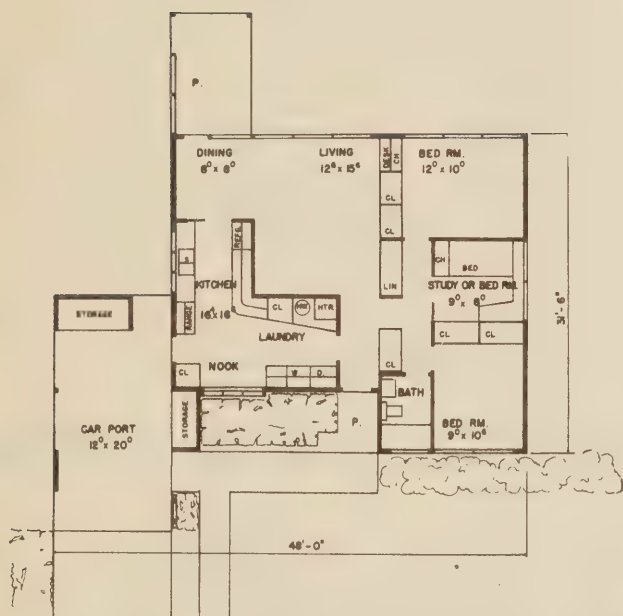
DESIGN E 202

999 SQ. FT.
17,427 CU. FT.



ECONOMY—DELUXE 1 STORY HOMES SECTION

The designs found on pages 22 through 48 are, like those of the preceding section, all one-story homes. However, the square footage ranges, in each case, from 1000 to 1300 square feet. Here, Mr. Pollman has kept in mind families whose budget falls within the middle income bracket. These homes are of the Economy-Deluxe nature. As a prospective home owner operating within the confines of a fixed budget, you will find in this section the same fine selection of homes, but with a few of those added *Convenient Living* luxuries. As the homes grow larger so will the ingenuity grow more captivating.



A four-faced home...compact to the Nth degree, with good traffic circulation and ample closets and storage. There's no need to decide now which exterior you like most, because each set of blueprints you order for Design E 267 shows details for building all four exteriors. The available material lists also show the exact amount of materials required for each type exterior. Here's good living at low cost!

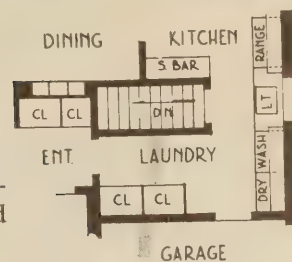


DESIGN E 267

1,008 SQ. FT., 10,039 CU. FT.



1 STORY HOMES
1000 to 1300 sq. ft.

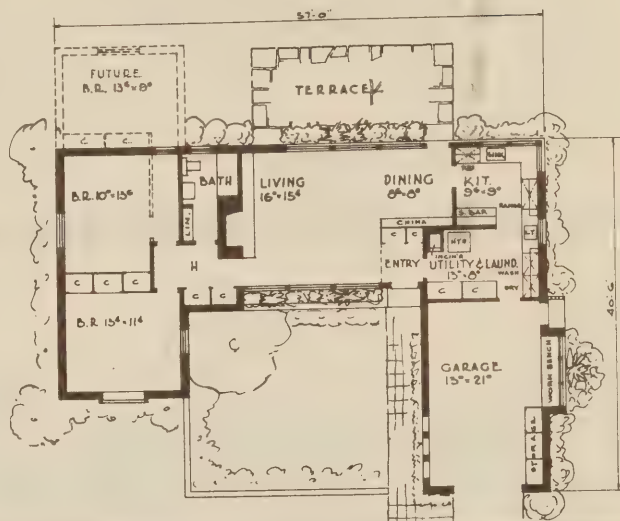


An alternate basement plan is included with the blueprints.

DESIGN E 10

1,170 SQ. FT., 12,872 CU. FT.
17,408 CU. FT. (WITH BASEMENT)

The entrance patio of this U-shaped home is characteristic of the southwest. However, in recent years homes of this type have been spreading over the entire country and popularly called "Ranch Houses." The inviting appearance and domestic quality of this home is very favorable and when combined with *Convenient Living* features the scheme for living is complete. Note that arrangements have been made for adding a third bedroom in the plan.

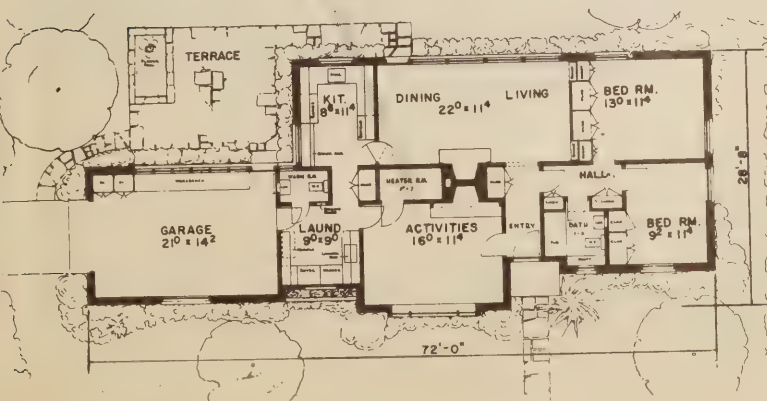


An alternate basement plan is included with the blueprints.



DESIGN E 5

1,290 SQ. FT., 14,832 CU. FT.
24,592 CU. FT. (WITH BASEMENT)

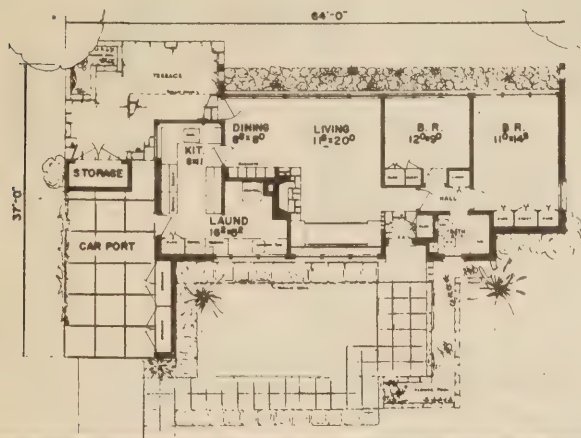


A small house looks very pretentious when the attached garage is turned sideways. At least 25 feet should be provided for a turning radius, however, on an interior lot. Emphasis has been placed on the living and work center in the plan. The U-shaped kitchen, the built-in laundry, the activities room, the wash room and hobby garage are grouped to save steps in the daily routine of living. With radiant floor heating, drafts and cold floors are no problem.

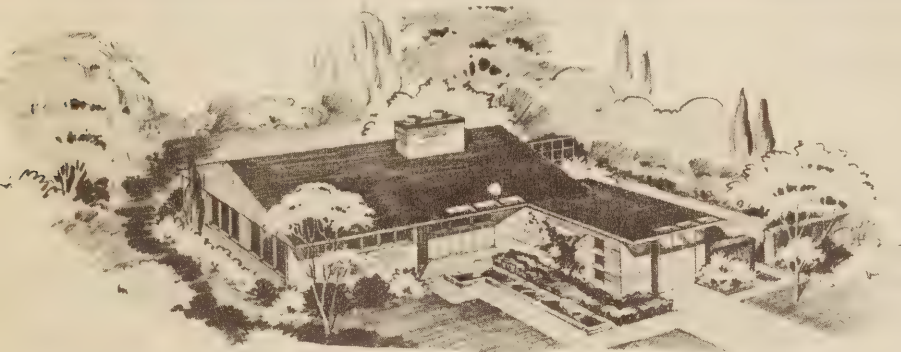
1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN E 11

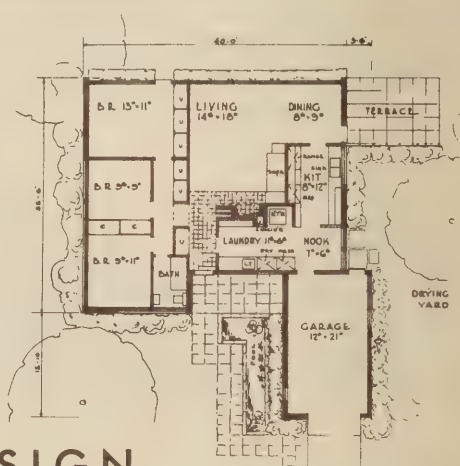
1,024 SQ. FT., 10,180 CU. FT.



Water on the roof? It might surprise you but the idea is very old, especially in some commercial and industrial buildings. The fact is, that it is a fine way to provide summer comfort economically. Another feature of this small home is the rear glass wall facing south and the wide "sun visor" projection over the glass. Yes, it is a solar house designed to harness the low winter sun for heating. The cheerfulness of solar windows adds much joy to living.

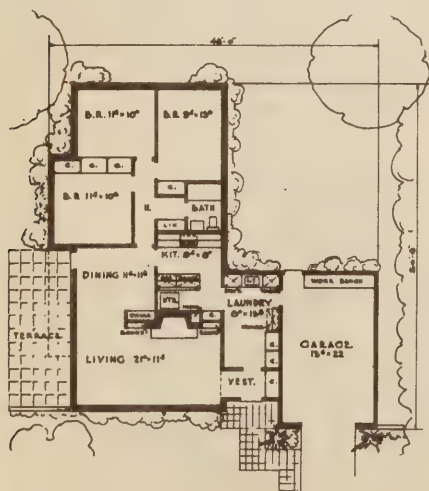


Emphasis has been placed on modern detail combined with a low pitched, overhanging main roof in this design. The exterior walls of colorful ledgerrock stone and plywood panels blend into the landscaping and become a natural part of the setting. The large living-dining area has been arranged for functional furniture groupings. Note the convenience of the combined kitchen-nook-laundry. Also, did you see the dramatic pool at the protected front entrance?



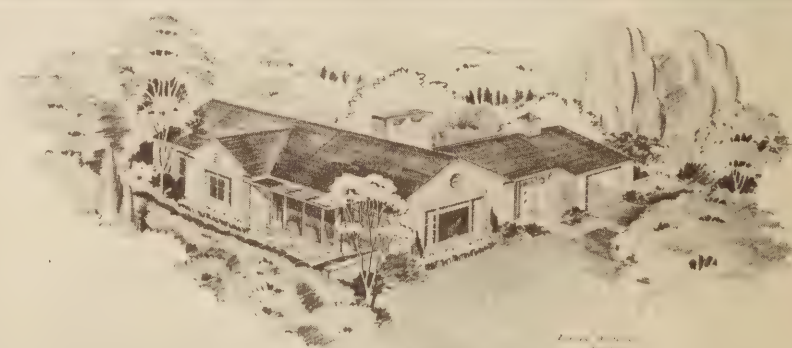
DESIGN E 6

1,160 SQ. FT.,
12,830 CU. FT.



DESIGN E 9

1,300 SQ. FT.,
14,224 CU. FT.



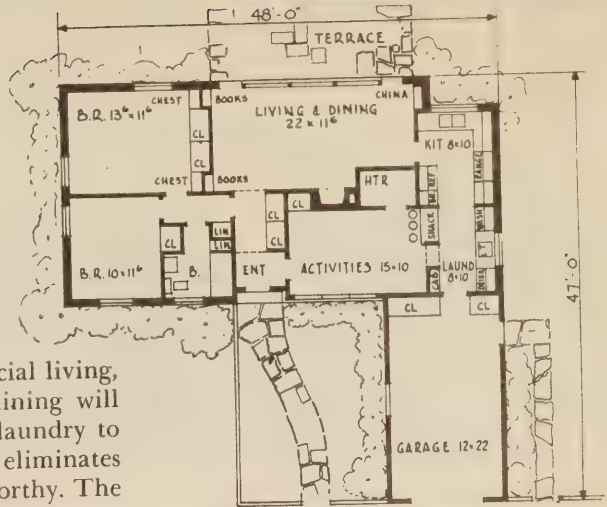
This three bedroom home is a modified colonial design of red brick and stained cypress trim. The natural colors of all of the materials blend with the landscaping for a charming effect. The L-shaped plan provides a definite separation of the outdoor living and service yards and has been designed for flexibility of family living. The work center is handy to the bedrooms and entrances. Note the incinerator tucked away with the heater behind the fireplace.



DESIGN E 4

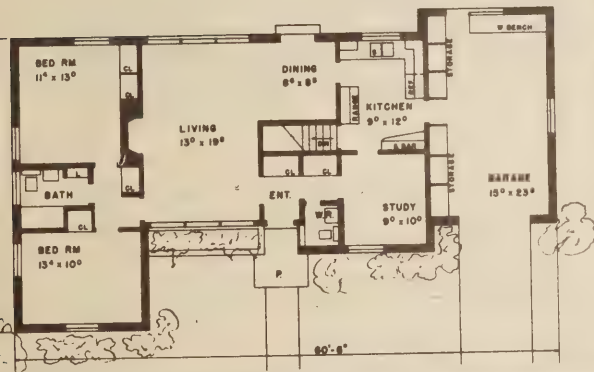
1,160 SQ. FT., 13,922 CU. FT.

The much used activities room is a feature of this small home. Social living, children's activities, sewing, guest sleeping, study and secondary dining will find a place in this area. It also works well with the kitchen and laundry to provide a very flexible living arrangement. The center entrance hall eliminates much cross-room traffic. Twelve built-in storage wall units are noteworthy. The heater room contains the compact boiler that supplies radiant floor heating.



DESIGN E 181

1,194 SQ. FT., 22,925 CU. FT.



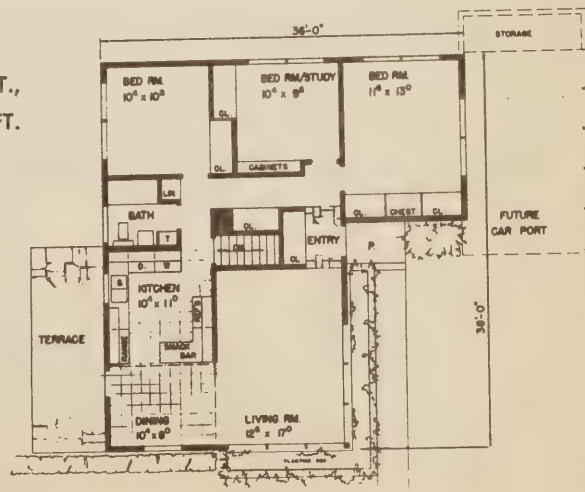
The efficient kitchen is in nice relation to the dining-L and to the study. This room may serve as a guest room. The wash room is handy. There are two closets in the hall. The hobby garage is entered through the kitchen. Notice the six storage units. Observe the central location of the front entrance.

DESIGN E 318

1,107 SQ. FT.,
19,479 CU. FT.



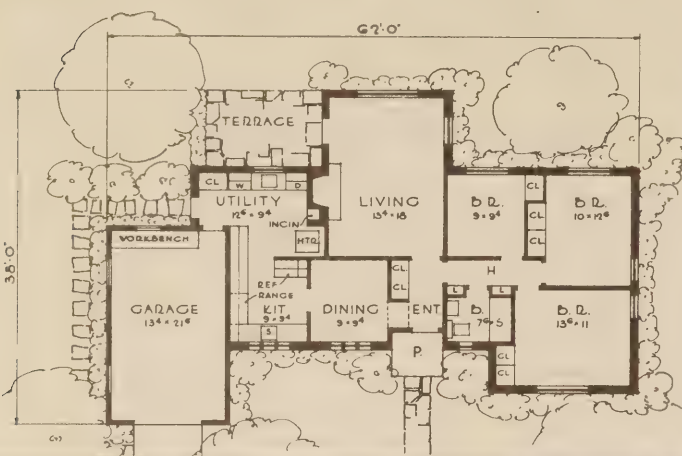
The warmth and friendliness of the country kitchen is like a chapter from the good ole days. Here that cherished feature is incorporated in modern design. The dining room is connected directly with the kitchen and the two may be opened into one large room of casual atmosphere. An easily operated folding wall serves this end.



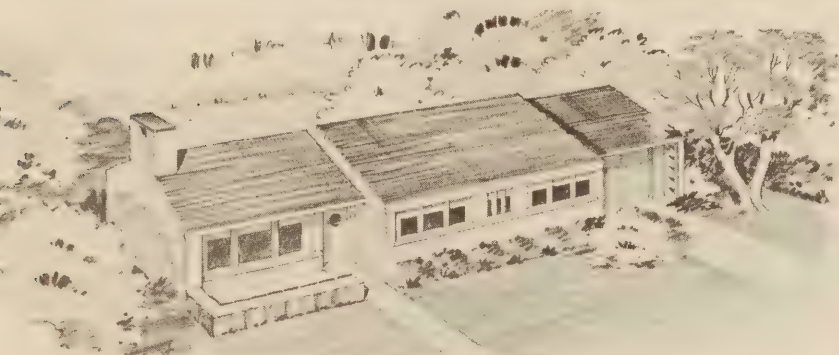
1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN E 13

1,244 SQ. FT., 16,172 CU. FT.

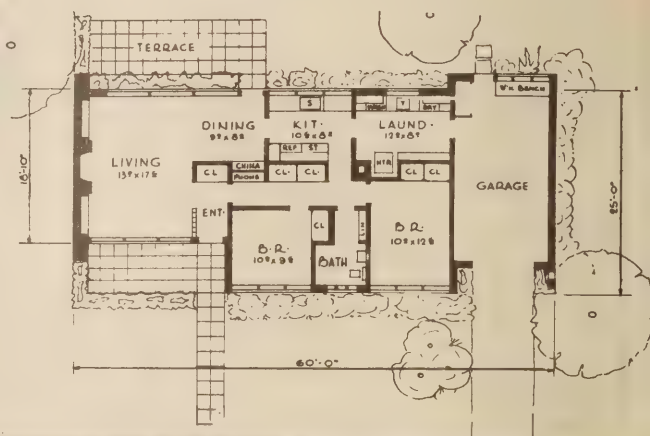


Stained half timbers and decorative brick patterns are natural materials characteristic of the English cottage designs. Although they are more expensive to use in this way, there is little doubt of their charming effect. The arrangement of the plan affords much privacy for all rooms with cross-room traffic at a minimum.



DESIGN E 18

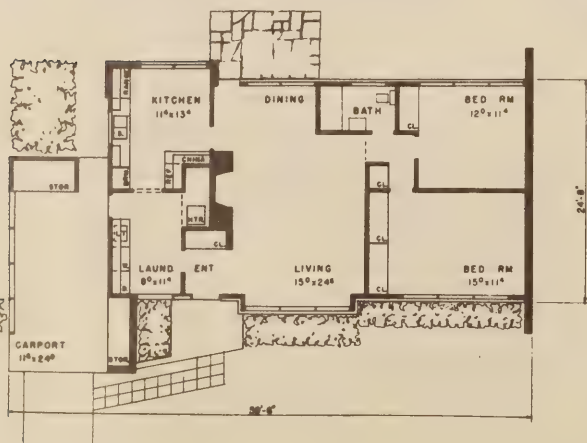
1,086 SQ. FT., 11,962 CU. FT.



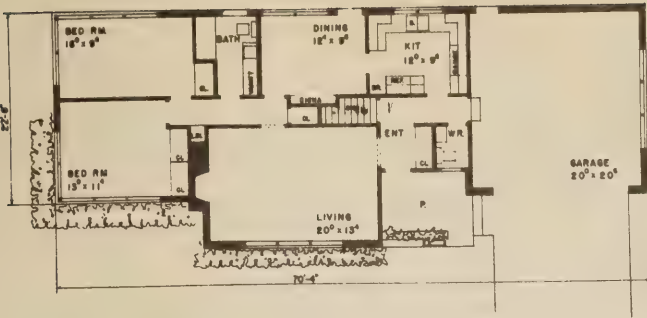
Note how convenient this small home is to live in, the ease of movement from one area to another, the spacious living-dining space with view front and rear. Radiant hot water floor heating with pipe coils buried in the concrete provides a new comfort in living as gentle as the warmth of a spring day. Cold floors and drafts are eliminated, and housekeeping is reduced to a minimum—radiant heating is clean.

DESIGN E 283

1,232 SQ. FT., 12,381 CU. FT.



A clear-through living-dining area with adjoining terrace, a large nook area in the kitchen with built-in china, well lighted and cheerful laundry, a spacious master bedroom, generous closets and large carport storage areas all work to make this a most desirable design. The pleasing exterior is fashioned with brick and vertical V-cut siding. The low-pitch roof helps maintain that low, snug appearance.



DESIGN E 282

1,219 SQ. FT., 21,942 CU. FT.

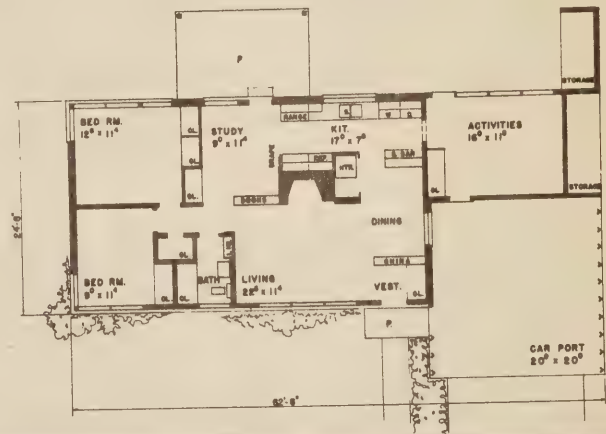


You will decide on this house if you like a pleasing combination of brick and wood; a larger than usual porch; a garage well integrated with the house; a smart looking hip roof; an efficient kitchen, a formal dining area; a conveniently located wash room; and an isolated living room with fireplace.



DESIGN E 277

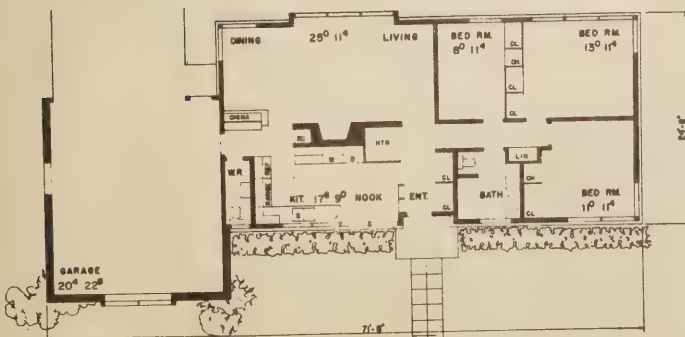
1,248 SQ. FT., 12,336 CU. FT.



The unusual layout of this plan demands study to be fully appreciated. Note its openness—how the vestibule, living, dining, kitchen-laundry and study form one big area; yet they are distinctly set apart by the china, snack bar (with cabinets above), draw drupe and bookshelves. All of these area separators are 6'-8" high, which leaves open spaces of from two to three feet above to the sloped ceiling to add to the open feeling.

DESIGN E 276

1,244 SQ. FT., 14,937 CU. FT.



Notice how the boxed dormer windows in the garage and the combination of brick and vertical boards on this house create a symphony of design. The plan has excellent traffic circulation, a convenient wash room and a well proportioned kitchen-laundry-nook. The dotted lines represent vertical slatted wood drapes. Note the counter top lavatory and the toilet separation in the bath; the two wardrobe closets for each bedroom; the wash room near the entrance to the house from the garage.

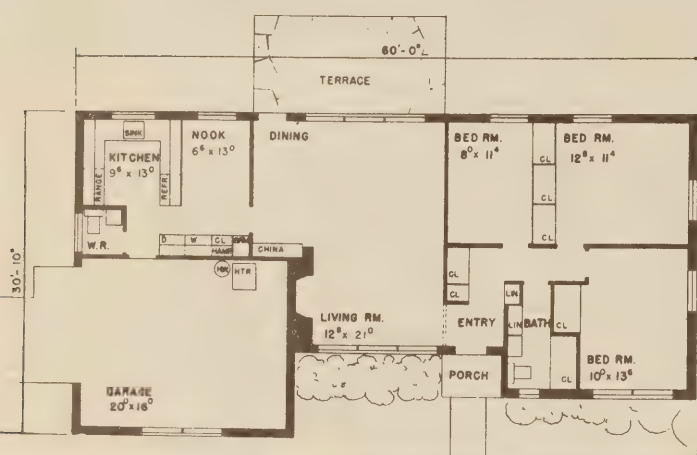


View of living-dining area.



DESIGN E 273

1,258 SQ. FT., 14,565 CU. FT.

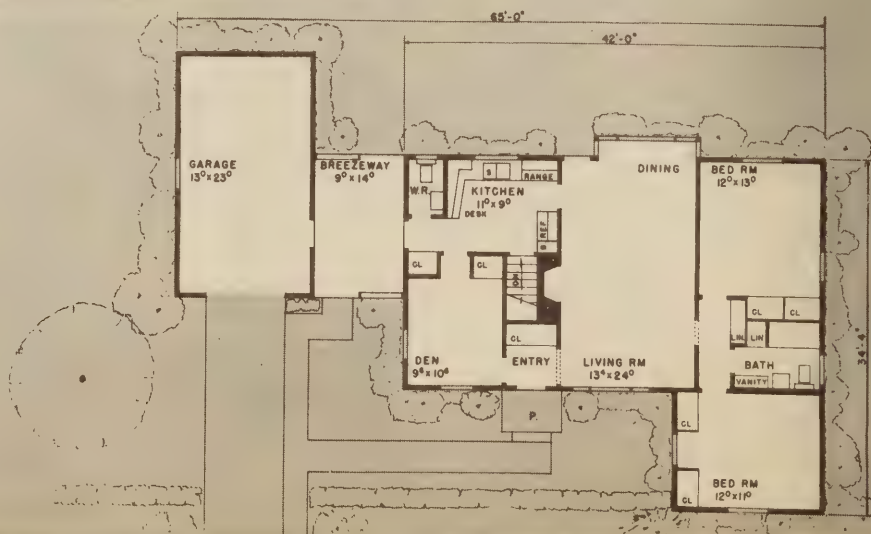


There's nothing lacking in this balanced design. Notice how the storage area of the garage permits the roof practically to hug the ground, and how the flower box and wide windows add charm to this arrangement. The efficient kitchen has a pass-through to the nook and houses the washer and dryer. The wash room is conveniently located. All bedrooms are well isolated from the service area and are accessible from the front entrance for convenience.



DESIGN E 264

1,142 SQ. FT., 20,482 CU. FT.

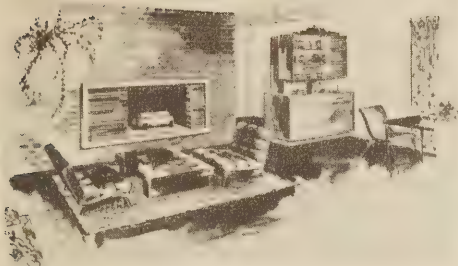
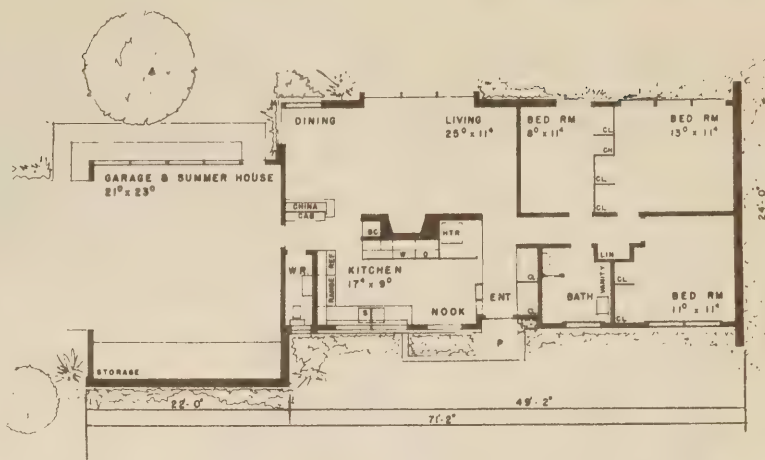


This neat, clean-cut home will assure you of many years of proud ownership. The breezeway will make your outdoor living enjoyable. With a wash room near the kitchen and a bath between the bedrooms, an often overlooked phase of *Convenient Living* is provided for. Notice the extended glass bay in the dining area for a three-way view.

Study this plan carefully. The shoulder high windows on the front make furniture placement easy. The solid brick end walls also provide privacy in the city and strike an interior decorating note, especially when combined with natural wood closets on the opposite walls. The dotted line by the entry represents a vertical slatted wood drape for privacy and easy access to the heater room. The floor-to-ceiling brick fireplace wall, the ceiling slanted with the roof, and the floor-to-ceiling windows give the living-dining area a cheerful warmth.

DESIGN E 270

1,197 SQ. FT., 17,848 CU. FT.



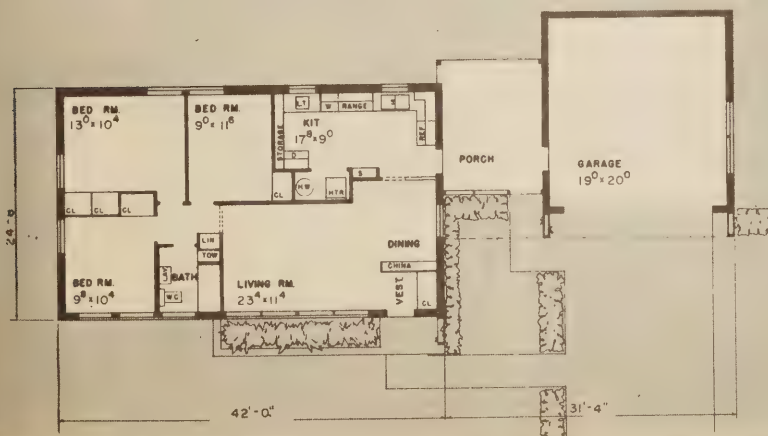
Living-dining view.



richard b. pollman
designer

DESIGN E 285

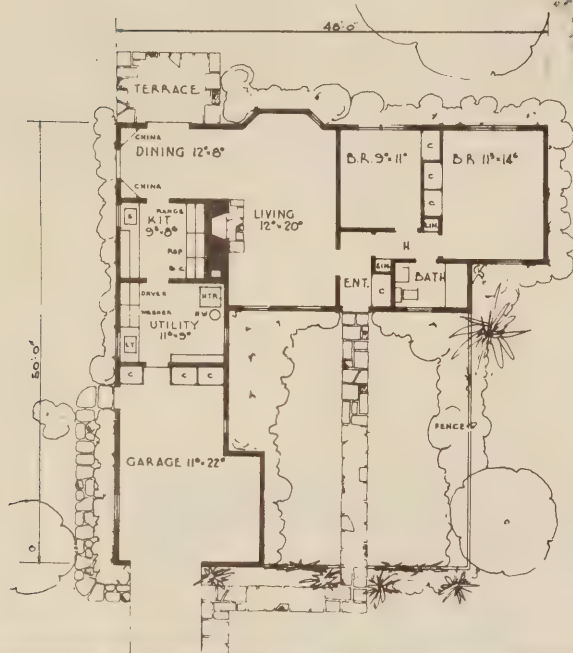
1,034 SQ. FT., 10,782 CU. FT.



A big "little" house. The covered porch and garage make this house seem larger than it really is. But despite its size, you find three bedrooms and ample space in the living, dining, kitchen and laundry areas. The special features? Note the linen storage areas, the laundry tray and storage space in the work area, the china in the dining area, and the convenient closet in the vestibule.

DESIGN E 21

1,043 SQ. FT., 15,122 CU. FT.

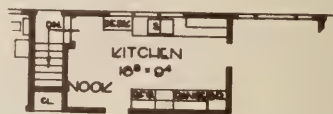


This small Cape Cod cottage has eye appeal. The L-shaped plan seems to create a rambling design, and the fence enclosed entrance court with beautiful flowers and planting offers a pleasant invitation to step inside. With the garage so near the street, the winter problem of shoveling snow is almost negligible. Note the large storage area and cabinets provided in the garage. The large living room has an attractive bay window, and corner cabinets in the dining-L are a pleasant touch.

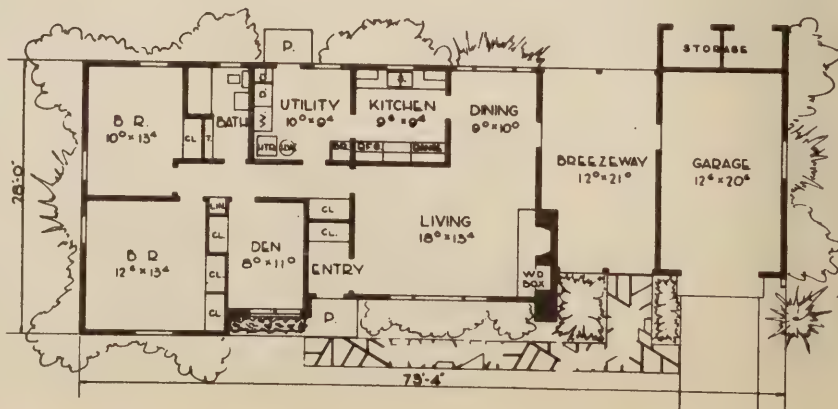


DESIGN E 186

1,229 SQ. FT., 15,100 CU. FT.
24,932 CU. FT. (WITH BASEMENT)



Stairway location if built with basement.



A favorite anywhere. Here is an example of the blending of modern design—the ranch type home—with the more traditional of exterior features. Fieldstone, cedar shakes and shutters give this lovely home a character of its own. If blueprints and material lists are ordered for this design, both the basement and basementless versions will be received with each set. Compare this home with design E 262 on page 31.

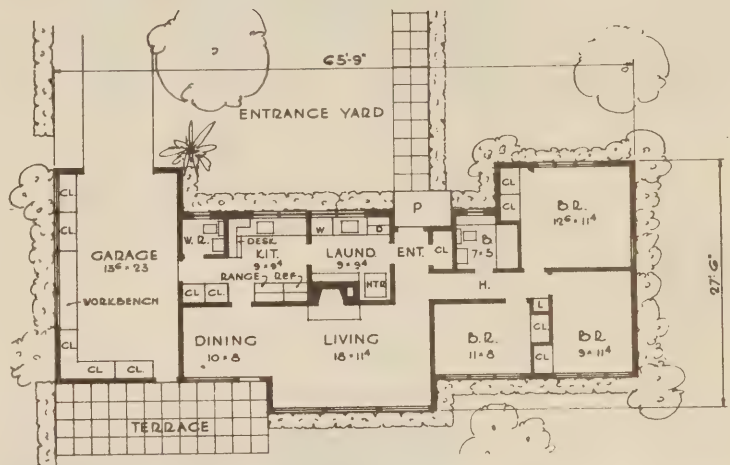


View from garden.

DESIGN E 24

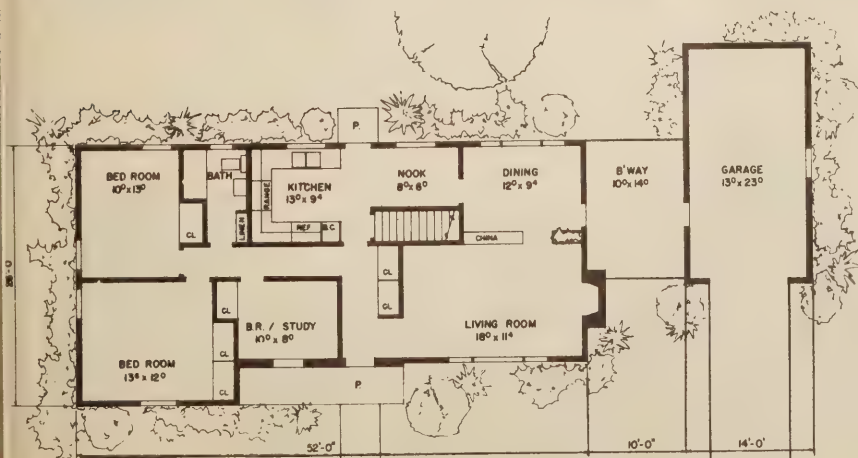
1,106 SQ. FT., 12,166 CU. FT.

In this house with its solar windows, the beauties of nature come right inside through the wide expanse of glass. Solar houses are extremely pleasant both inside and out. You will love their airy brightness and spaciousness. Small homes never had these qualities in the past. With proper planning, the exterior "sun visor" is inconspicuously integrated in the design. This compact plan has excellent circulation.



DESIGN E 262

1,207 SQ. FT., 20,502 CU. FT.



An efficient U-shaped kitchen, a roomy breakfast nook, a fireplace, the living room separated from the spacious dining area by a china and indoor planting box, and excellent traffic circulation make this interior one in which you will want to live. The split fieldstone, the picture window and the breezeway enhance its exterior beauty. Compare this home with design E 186 on page 30.

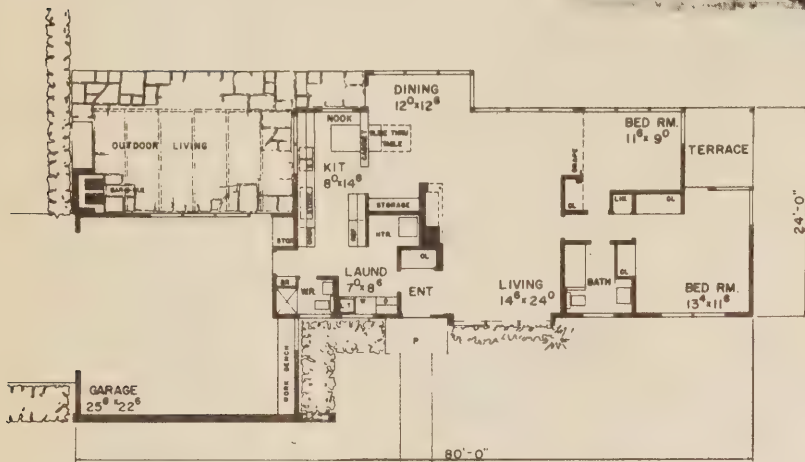
1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN E 286

1,256 SQ. FT., 13,188 CU. FT.

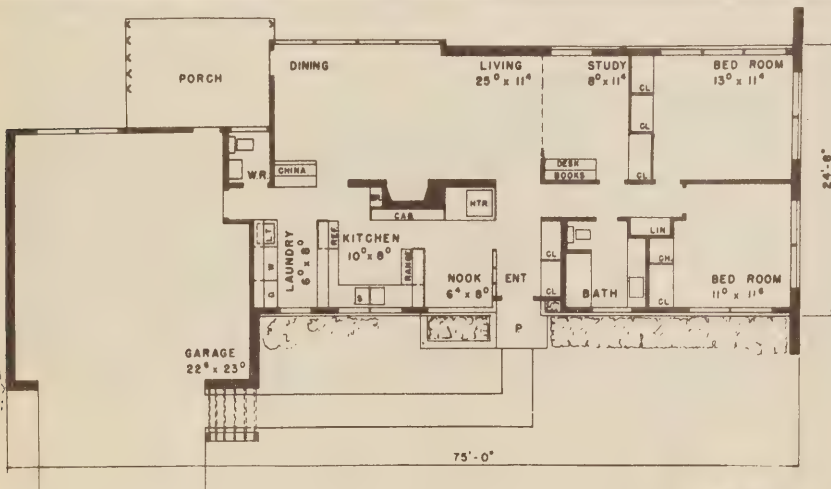


Garden view.



When people live in glass houses they usually end up with a cheerful atmosphere. That would be especially true in this house if you were to locate it on beautifully landscaped grounds or in an area with a beautiful view. In case you've wondered what holds up the roof, these panel frame windows are structural as well as decorative. In most cases, walls built in this manner are less expensive to build than the conventional type. Hinged ventilating sash can be installed in as many panels as desired.

Street view.



Notice how the study or third bedroom can be made a part of the living-dining area by sliding back the folding wall. In addition to good traffic circulation and a conveniently located porch, you will find plenty of closets, cabinets and built-ins. Especially noteworthy is the efficient arrangement of the kitchen and laundry areas and the convenient location of the washroom near a grade entrance.

DESIGN E 29

1,281 SQ. FT., 12,993 CU. FT.



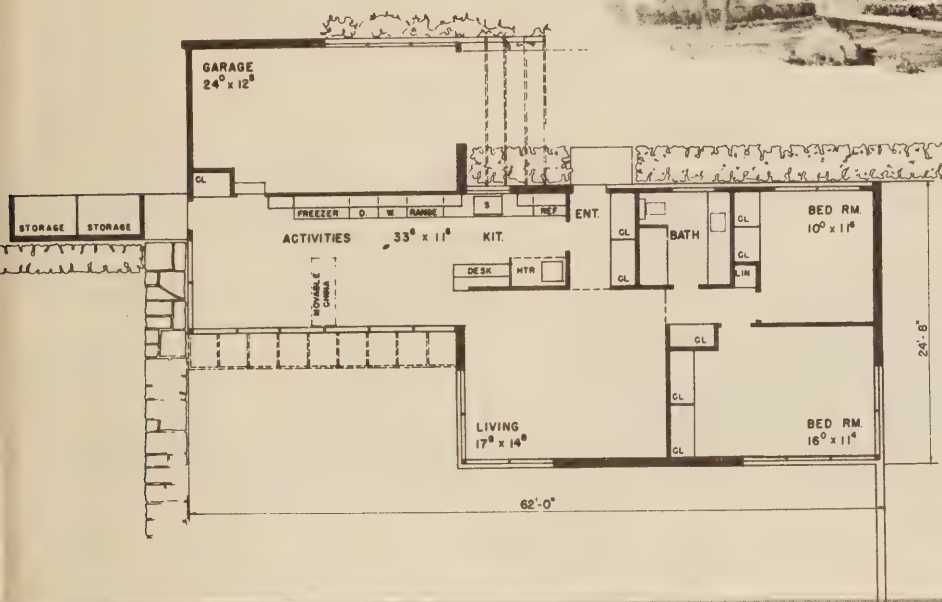
1 STORY HOMES
1000 to 1300 sq. ft.



Street view.

DESIGN E 284

1,237 SQ. FT., 12,392 CU. FT.



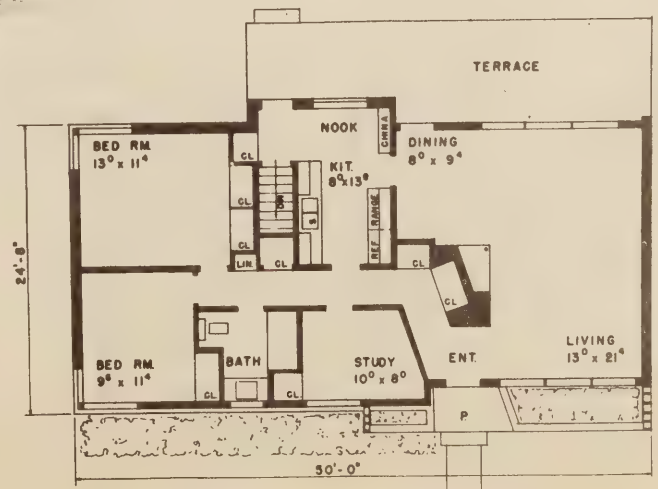
Garden view.

This home has a garage that protrudes in an unobtrusive way. It is located to permit unloading passengers right at the front entrance or to permit driving right into the garage and entering the house through the activities area. Don't overlook the benefits of the long activities area for real family living and entertaining. Notice how the china can be moved to create a dining area on one side and a study on the other.



DESIGN E 234

1,209 SQ. FT., 21,831 CU. FT.

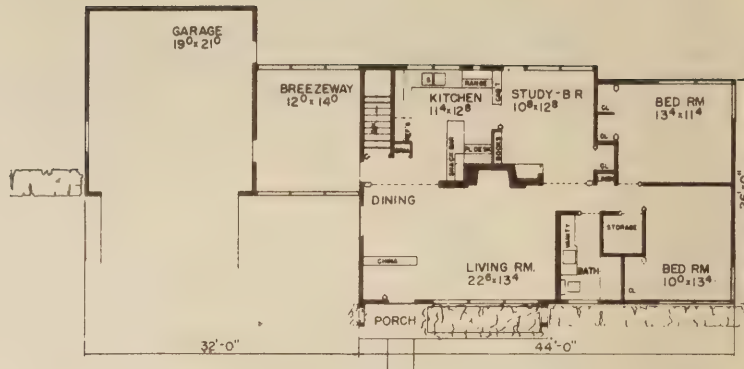


The angular front entrance leads you directly to the kitchen or bedroom area for convenient traffic circulation. A fireplace, open on two sides, serves both the dining and living areas. Also note how this plan lends itself to good furniture placement. Observe the two entrances from the terrace. Visualize the beauty of the planting area and the trellis outside the living room front window.

1 STORY HOMES
1000 to 1300 sq. ft.

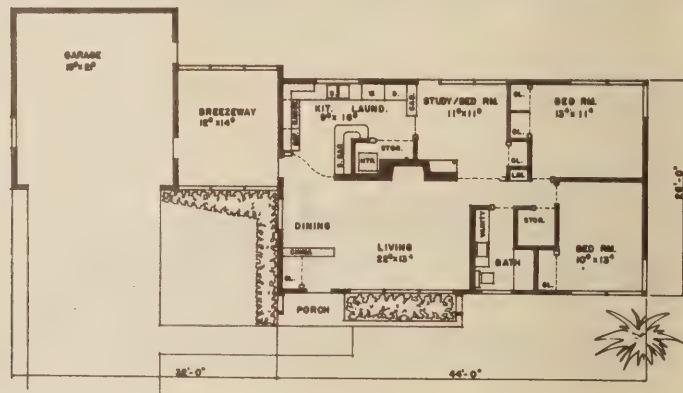
DESIGN E 41

1,186 SQ. FT., 22,408 CU. FT.



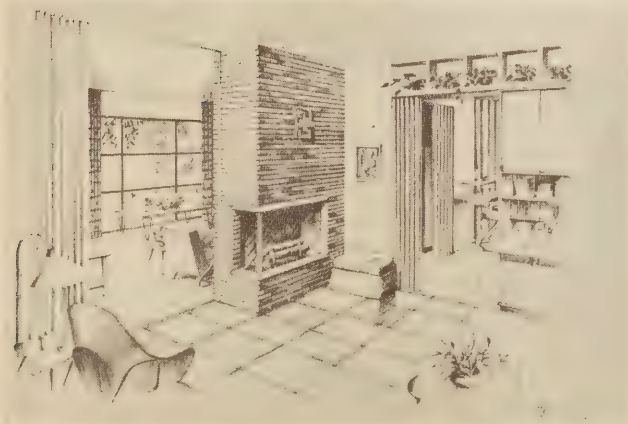
This pleasing exterior, with wide butt cedar shakes, applies to design E 41 (with basement) and to design E 42 (without basement) below. The fixed double pane insulating windows in the breezeway and living room have ventilating panels below. This also permits year 'round use of the breezeway. The easily opened and closed folding walls and doors (dotted lines) provide a means for quickly achieving privacy or for expanding an area.

Two fireplaces, built-in china, desk cabinet, snack bar and vanity, and plenty of closets and storage space are the highlights of this plan.



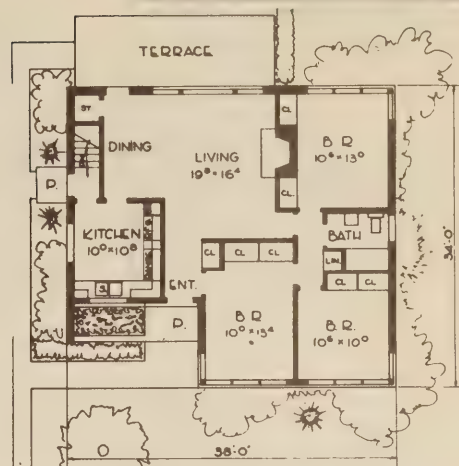
DESIGN E 42

1,144 SQ. FT., 13,728 CU. FT.



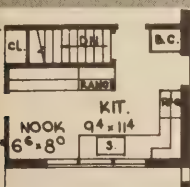


The answer to a homemaker's dream. Imagine, nine closets in this compact house! Study the efficient layout of the kitchen, and don't miss the location of the basement stairs near the grade door. The working plans by Palmquist & Wright, Architects, show details for all wardrobe closets, cabinets and built-ins.



DESIGN E 142

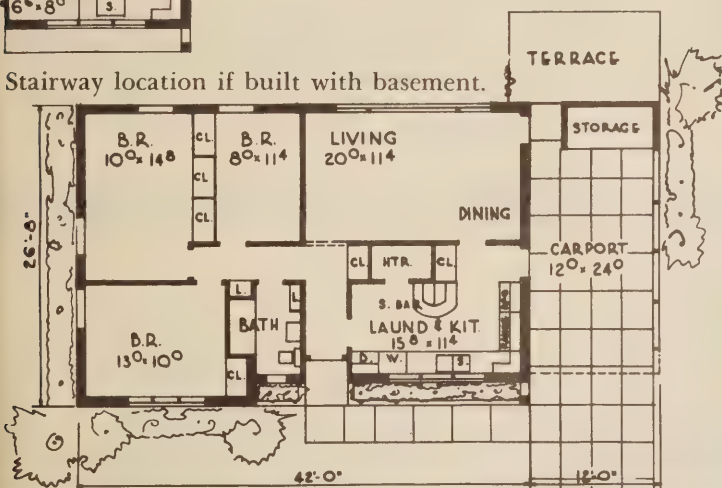
1,146 SQ. FT., 20,642 CU. FT.



DESIGN E 145

1,062 SQ. FT., 12,744 CU. FT.
19,116 CU. FT. (WITH BASEMENT)

Stairway location if built with basement.



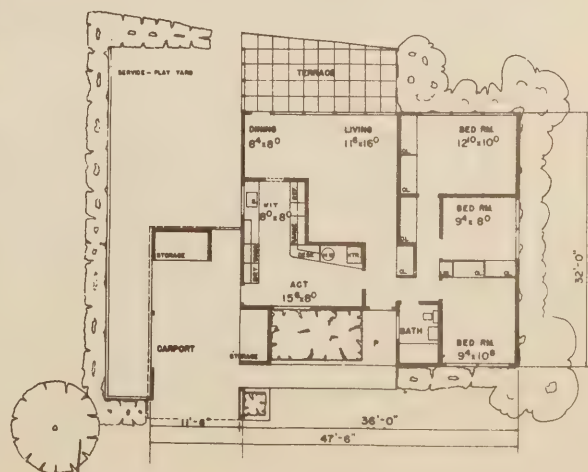
Cross room traffic is cut to a minimum without wasting space in this beautiful home constructed of block. Noteworthy is the layout of the work area. Observe the snack bar in the basementless plan and the nook in the floor plan for the basement. Blue-prints and material lists include optional basement.



DESIGN E 248

1,012 SQ. FT.
10,322 CU. FT.

This captivating design combines gracious living with maximum utility. Note the many spacious closets and storage areas. It is unusual to find the kitchen and activities area together in a home of this size.

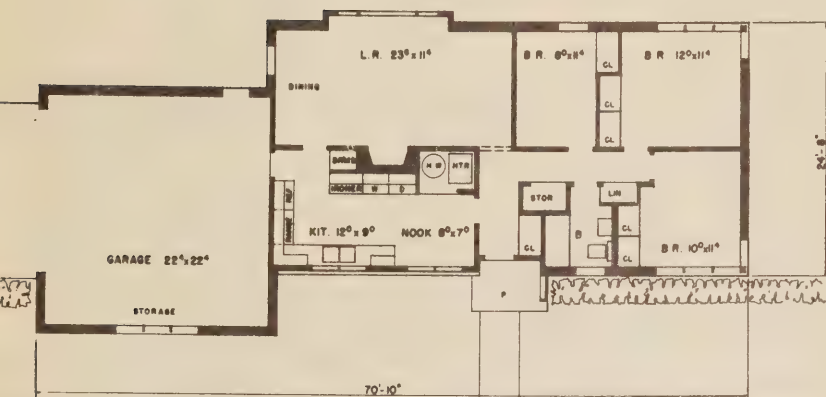


1 STORY HOMES
1000 to 1300 sq. ft.



DESIGN E 51

1,185 SQ. FT., 13,527 CU. FT.



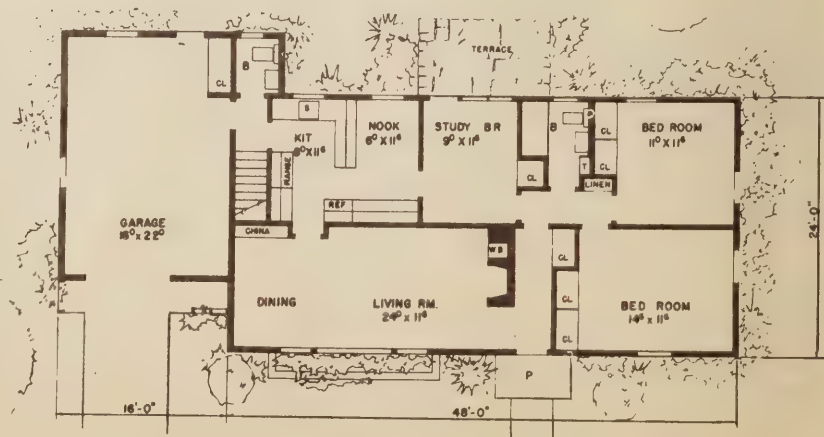
Study the efficiency of layout: a kitchen that sacrifices nothing in providing ample eating space and room for the washer, dryer and ironer; a pleasant living room with dining at one end; windows and doors in the three bedrooms are placed to provide maximum use of wall space for good furniture arrangement; nine closets for helping the homemaker keep an orderly house; and an oversize storage garage for toys and tools. Notice how the stone and V-cut boards provide relief for the brick veneer.



DESIGN E 265

1,177 SQ. FT.,
21,186 CU. FT.

Vertical siding and a large picture window overlooking a long ledgerrock planting box give this design exceptional appeal. The proximity of the basement stairs to the garage eliminates excess cross-room traffic. A large nook, a study opening on the terrace, a bathroom plus lavatory, and a sweeping living-dining area put a warranty of satisfaction on your future.



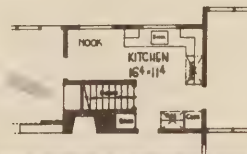
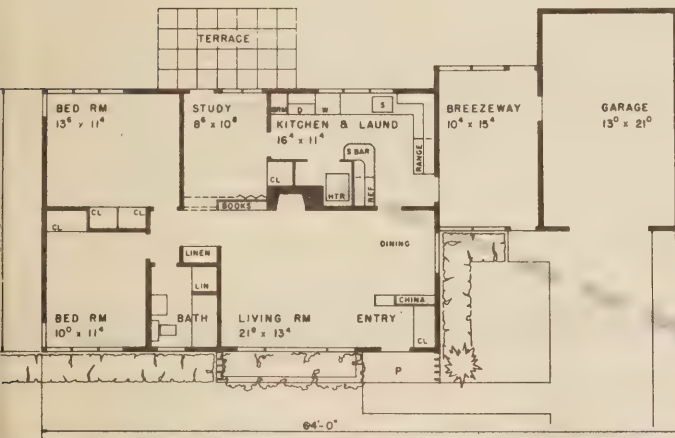
1 STORY HOMES
1000 to 1300 sq. ft.



DESIGN E 133

1,040 SQ. FT., 11,480 CU. FT.
17,680 CU. FT. (WITH BASEMENT)

A draw drape in the study, a snack bar in the kitchen, a fireplace in the living room, and a china in the dining area—all contribute to a lifetime of enjoyable living. A basement recreation room version of the plan, prepared by Palmquist & Wright, Architects, is included with each set of blueprints.



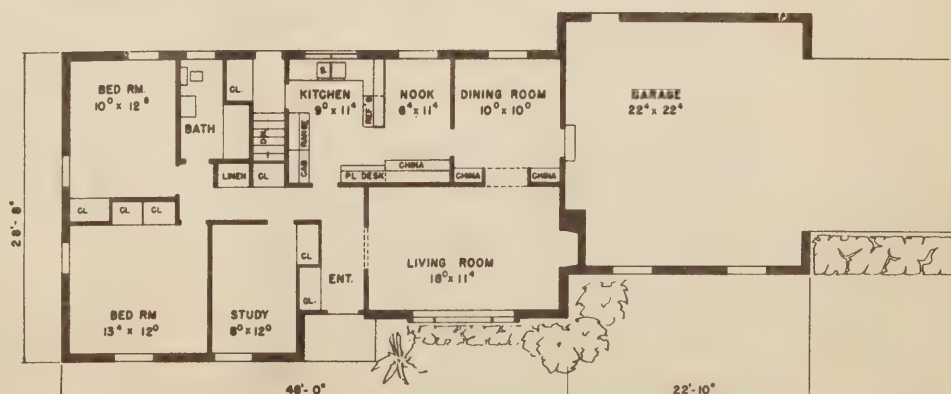
Location of stairway if built with basement.



DESIGN E 54

1,276 SQ. FT., 24,746 CU. FT.

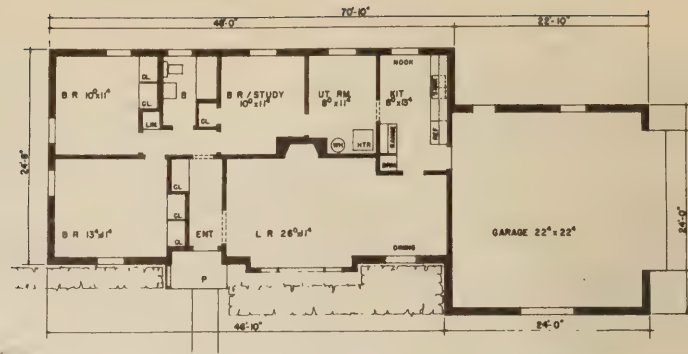
Many people prefer a front entrance that leads to any part of the house. The dining and living separation is made with two chinas. A third china and planning desk is in the kitchen-nook. In addition, there are eight closets! Don't overlook the handy one just inside the rear grade door.



1 STORY HOMES
1000 to 1300 sq. ft.

DESIGN E 49

1,186 SQ. FT., 13,297 CU. FT.

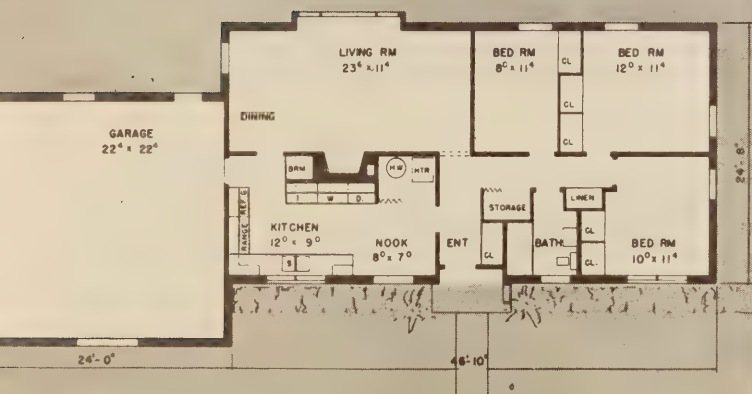


The twenty-six foot living-dining area with the large bay window should make you sit up and take notice of this inviting brick veneer home. With a separate utility area, the washing, ironing and other household chores can be kept by themselves.



DESIGN E 52

1,186 SQ. FT., 13,554 CU. FT.



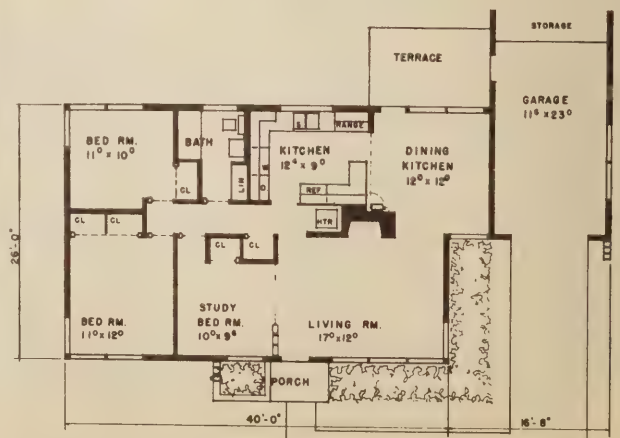
Study this plan for such features as an efficient kitchen-laundry with a good size nook, traffic circulation that will save wear and tear on floors, a living room bay opposite the fireplace, and plenty of closets.



DESIGN E 47

1,095 SQ. FT., 10,908 CU. FT.

A pleasing combination of a low pitch roof, panel type windows, wide horizontal and V-cut vertical siding, and a brick planting area with an interesting trellis make this home a real charmer. Study the floor plan. Observe the use of folding doors.

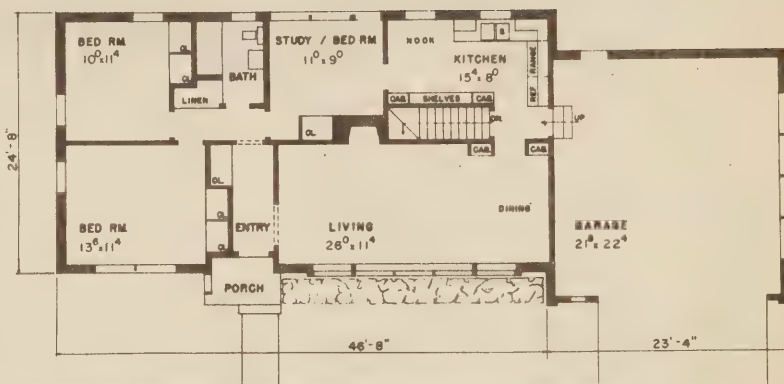


DESIGN E 53

1,178 SQ. FT., 20,978 CU. FT.

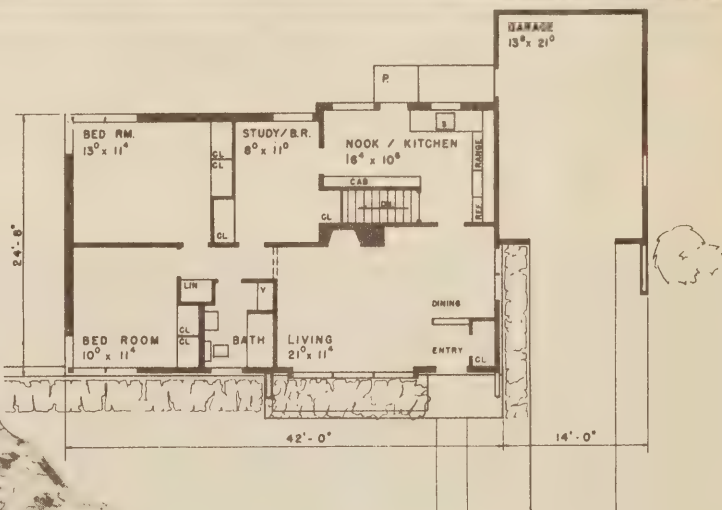


If you had this up-to-date brick and stone hip roof home on your lot, you'd be enjoying the luxury of a twenty-six foot living-dining area with an eighteen foot panel window. The study and nook could be combined into an all-purpose area.



DESIGN E 56

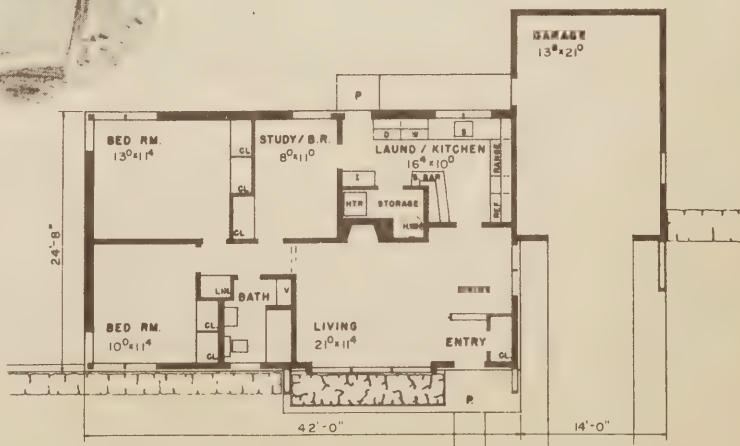
1,037 SQ. FT., 18,362 CU. FT.



The brick below the V-cut boards has been extended to make the house appear wider. The same hip roof modern exterior goes with either plan E 56 or plan E 57—whichever you prefer. In the basementless plan the floor-to-ceiling cabinet in the kitchen has been replaced by a snack bar with cabinets above.

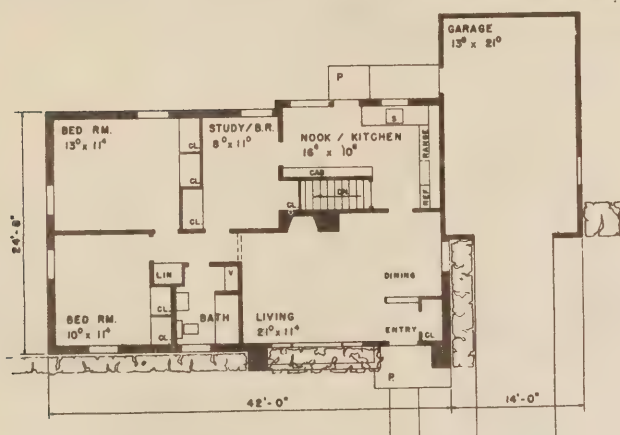
DESIGN E 57

1,037 SQ. FT., 11,956 CU. FT.



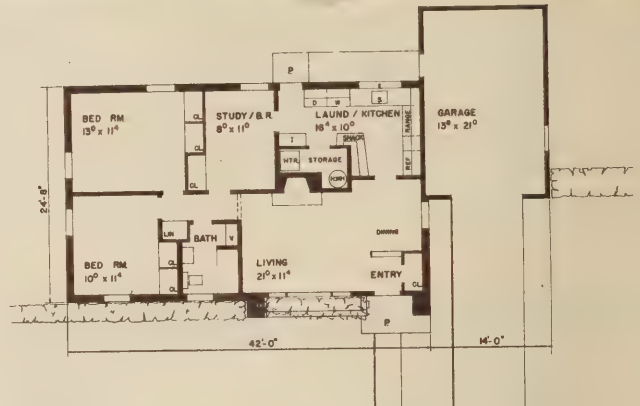
1 STORY HOMES 1000 to 1300 sq. ft.

Designs E. 58 and E. 59 have the same floor plans as E. 56 and E. 57 on the preceding page. Only the styling has been changed to show that most any type exterior can be applied to your favorite plan.



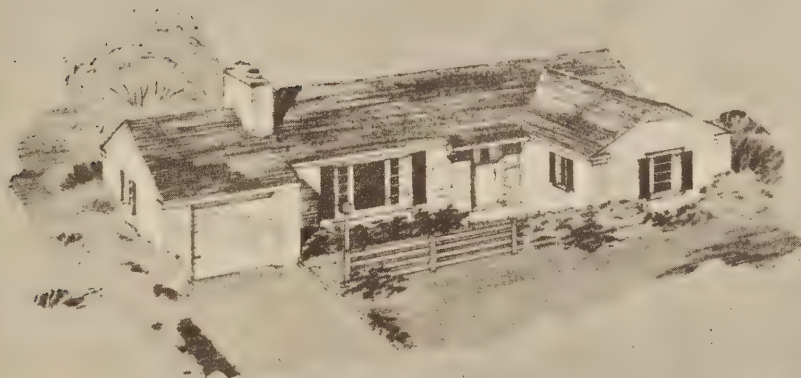
DESIGN E 58

1,037 SQ. FT., 18,362 CU. FT.



DESIGN E 59

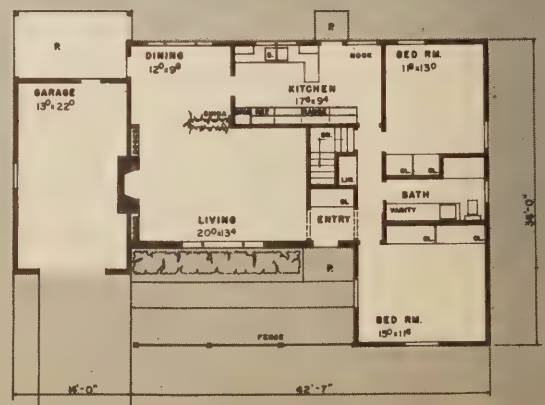
1,037 SQ. FT., 11,956 CU. FT.



DESIGN E 89

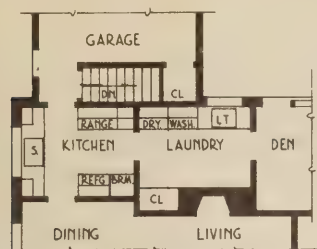
1,232 SQ. FT., 22,714 CU. FT.

Note the excellent traffic circulation, the dining-L separated by a china with planting on top, the charm of bookshelves on each side of the fireplace, the double wardrobe closets in each bedroom, the nook, and the large vanity. Don't overlook the wardrobe closet in the entry and the porch off the dining area and garage, either.



An alternate basement plan is included with the blueprints.

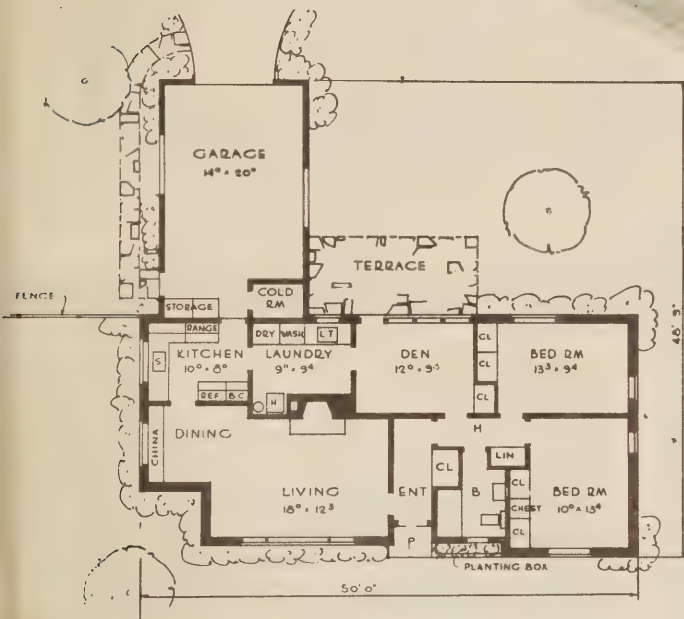
1 STORY HOMES
1000 to 1300 sq. ft.



DESIGN E 20

1,165 SQ. FT., 12,784 CU. FT.
21,058 CU. FT. (WITH BASEMENT)

A corner lot design should receive some special consideration in planning. Often an L-shaped plan is desirable to provide privacy for the rear garden from the side street. In this home the garage has been used for this screen effect and at the same time to produce a rambling exterior appearance. White painted brick, soft gray green trim and dark bottle green roof is a color scheme that would be very enchanting.

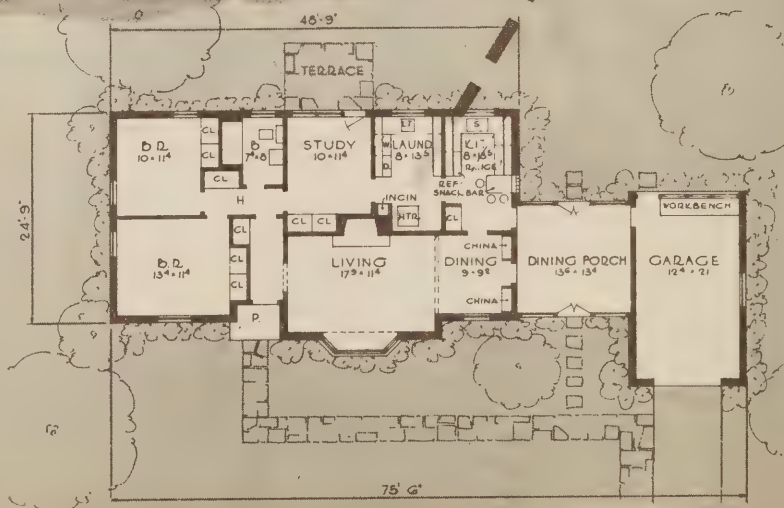
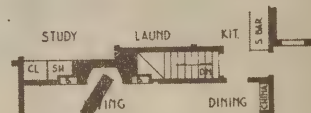


DESIGN E 17

1,235 SQ. FT., 13,630 CU. FT.
19,764 CU. FT. (WITH BASEMENT)

This small home of hand split fieldstone masquerades as a large home most successfully. The incorporation of the porch and garage into the residential design gives commanding breadth to the whole structure. The large picture window bay in the spacious living-dining area adds a pleasant note. The study again appears as a dual use space so necessary to family needs and is used as an outlet to the rear garden. There are three good places to eat in the plan.

An alternate base-
ment plan is included
with the blueprints.

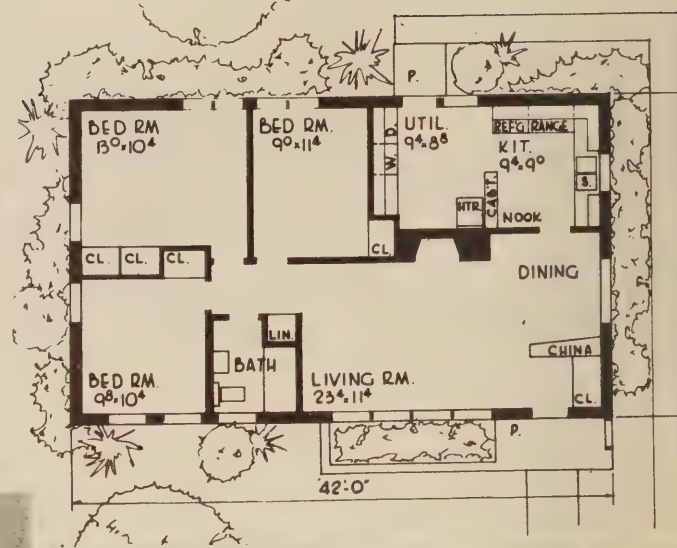


DESIGN E 191

1,033 SQ. FT., 10,846 CU. FT.

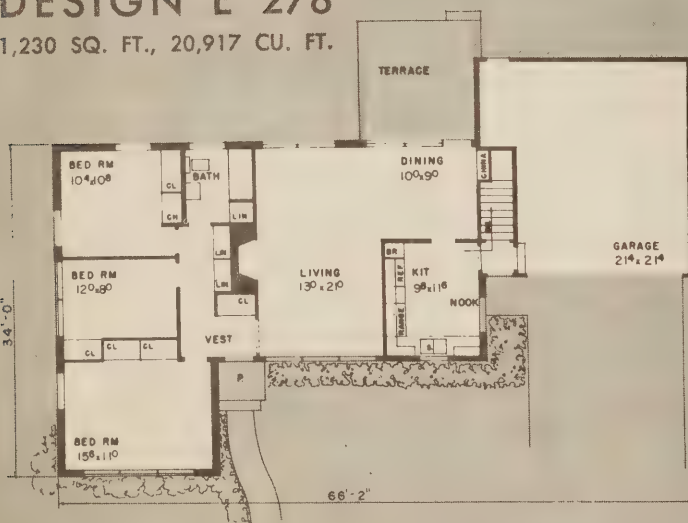


This simple design gives you all the pleasures of comfortable living—a fireplace, a utility room, a breakfast nook, and plenty of closet space. Note the refreshing contrast from the two types of windows.

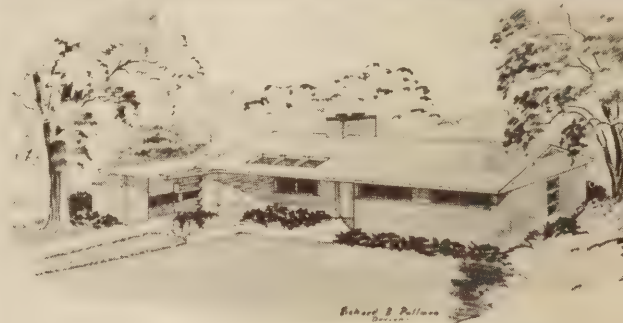


DESIGN E 278

1,230 SQ. FT., 20,917 CU. FT.



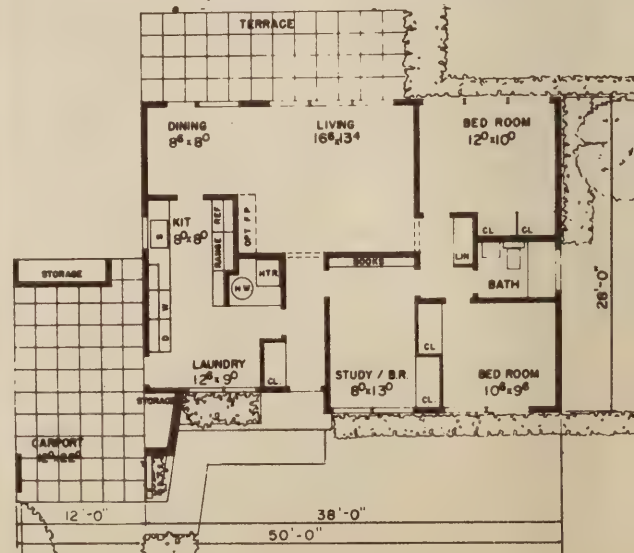
This type of plan has proven itself very popular. The cheerfulness of the living area is enhanced by the fireplace and the floor-to-ceiling panel windows on both ends. The dining-L off the kitchen makes the living area appear spacious. The built-in china and the dining terrace are practical features, too.



This low slung frame and stone home packs a lot of living for its size. Notice how you can by-pass the study when it's in use; and how the kitchen-laundry leaves plenty of room for eating or baby's play. Large windows overlook the terrace.

DESIGN E 249

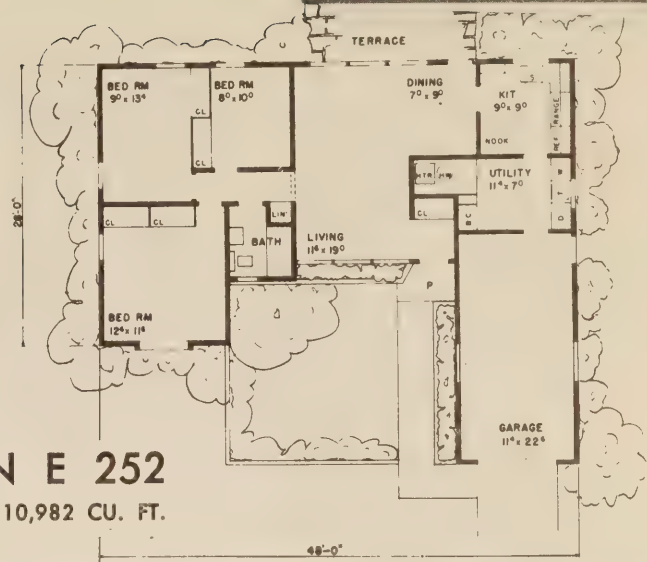
1,032 SQ. FT., 10,485 CU. FT.





DESIGN E 252

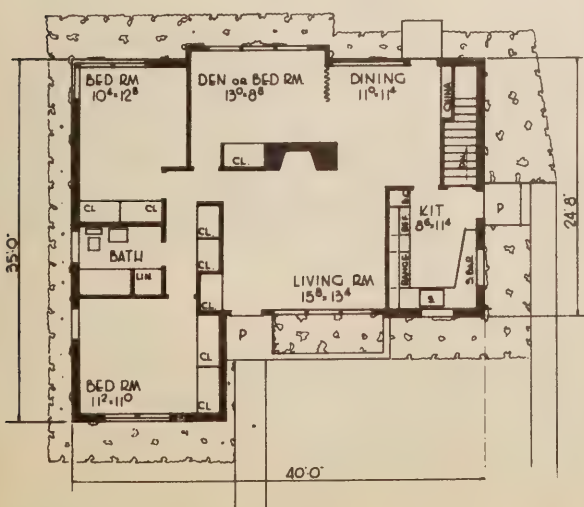
1,040 SQ. FT., 10,982 CU. FT.



DESIGN E 192

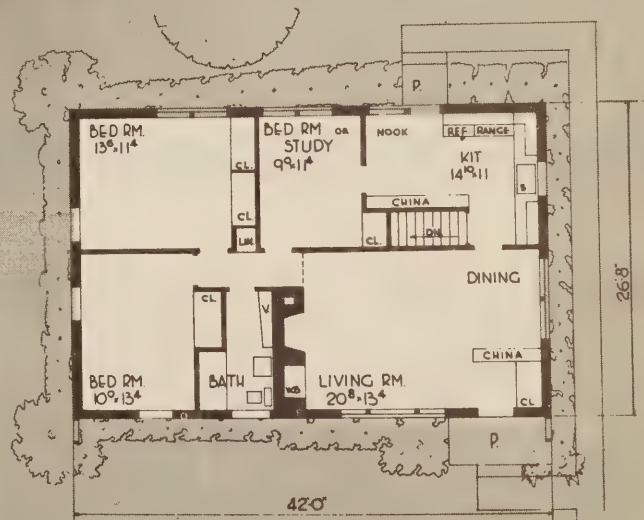
1,158 SQ. FT.
21,144 CU. FT.

As the owner of this home, you can open the folding wall between the third bedroom (or den) and the dining room to provide a truly gracious area for entertaining. Count the closets.



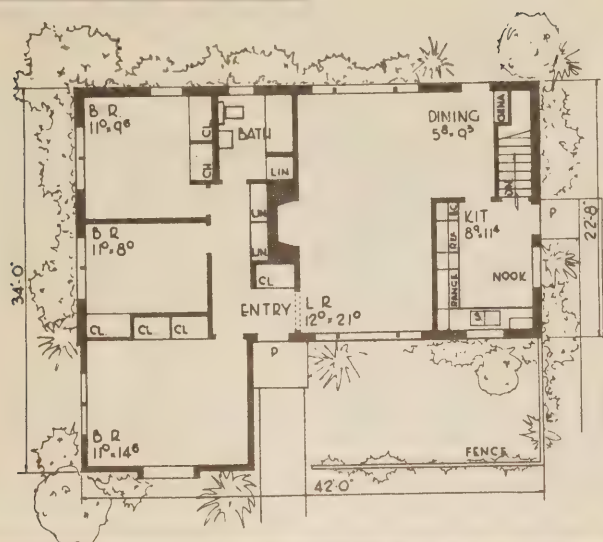
DESIGN E 227

1,117 SQ. FT.
20,106 CU. FT.



This brick veneer home has a vertical board and batten front. The combined fireplace and woodbin near the attractive window will add charm to the hours spent in your living room. Don't miss the built-ins. Blueprints for this design show alternate breezeway and garage details.

1 STORY HOMES
1000 to 1300 sq. ft.



DESIGN E 183

1,130 SQ. FT.
21,470 CU. FT.

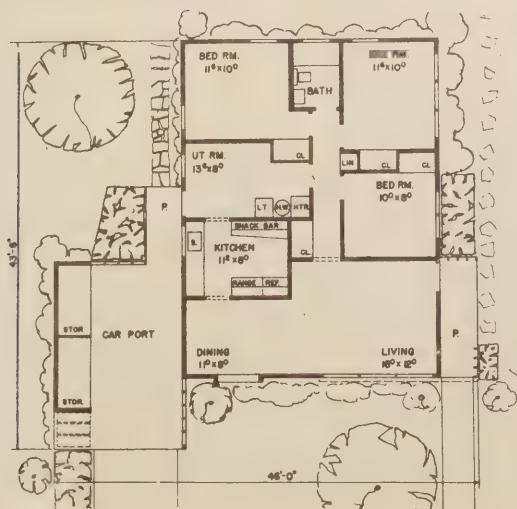
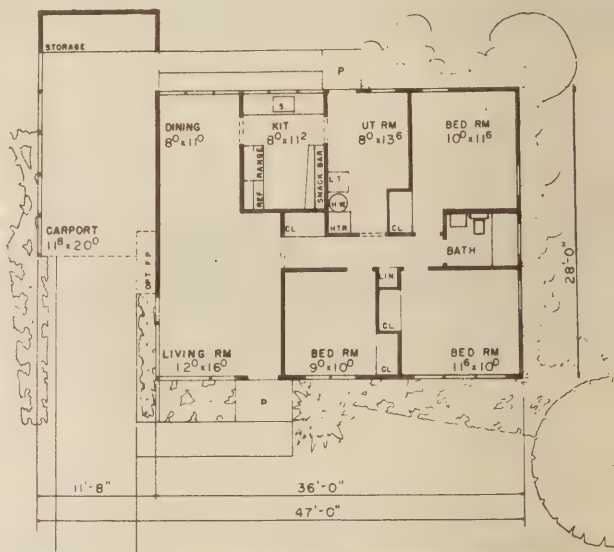
The exterior of this home is similar to one on page 47, but the floor plan is entirely different. The location of the fireplace and the kitchen, as well as the layout of the living-dining area, have been changed. Which do you prefer?



DESIGN E 258

1,008 SQ. FT.
11,876 CU. FT.

In this low-slung hip roof contemporary design you have such big home features as: three bedrooms, ample utility space, and good traffic circulation. The big low windows capture the beauty of the planting area.



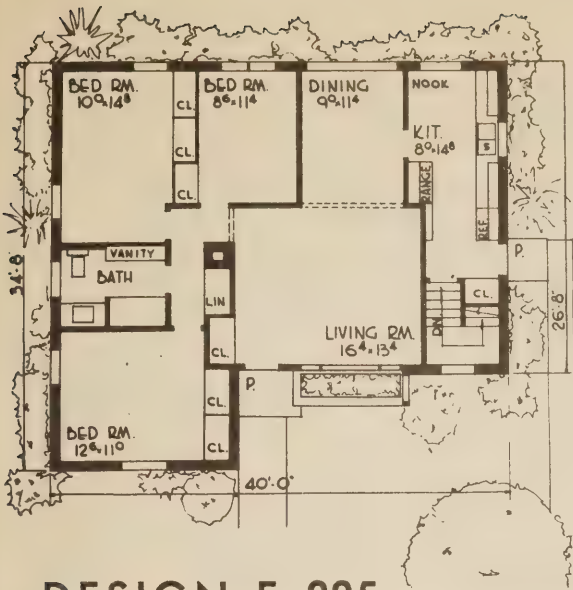
DESIGN E 259

1,008 SQ. FT.
12,092 CU. FT.

Modern, up-to-the-minute design makes this home as livable on the inside as it is attractive on the outside. Notice the abundant storage area in the carport. Ingenious Mr. Pollman turned E 258 sideways to create this one.

1 STORY HOMES 1000 to 1300 sq. ft.

Imagine your home—a bath with a vanity, bedrooms with two closets, and a dining room with a picture window! Observe the location of the grade door in relation to the kitchen and the basement stairs. Gracious living, *Convenient Living*.



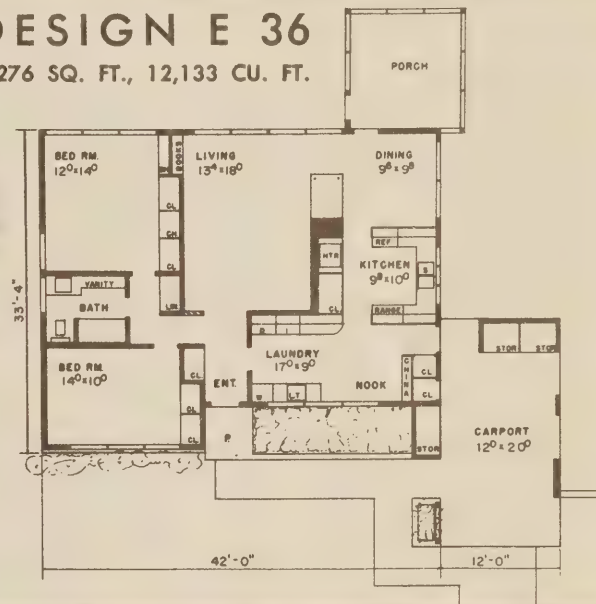
DESIGN E 225

1,199 SQ. FT., 22,781 CU. FT.



DESIGN E 36

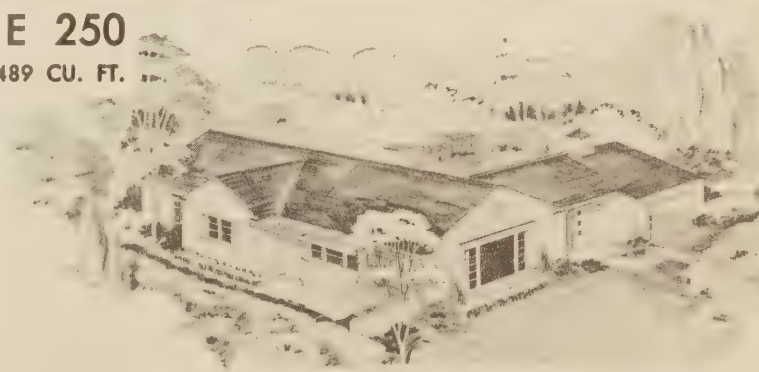
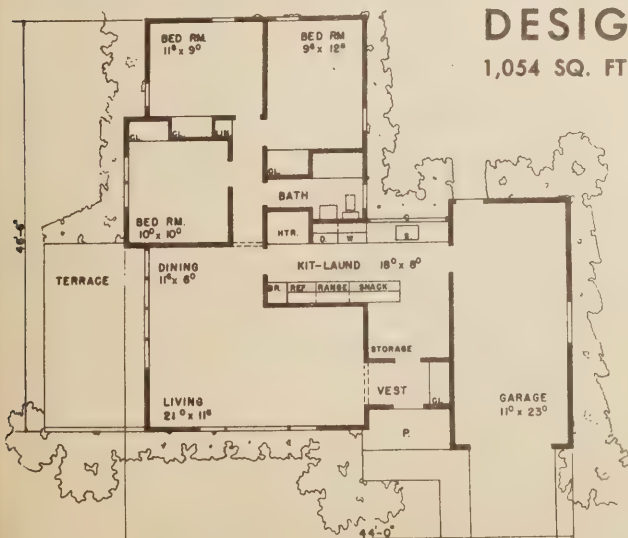
1,276 SQ. FT., 12,133 CU. FT.



This is a hip-roof modern with shoulder high windows on the front where the privacy is usually needed. The traffic circulation is excellent. There are abundant storage facilities and the work area is designed for efficiency. The three-way fireplace can be enjoyed from either the living or dining area.

DESIGN E 250

1,054 SQ. FT., 11,489 CU. FT.



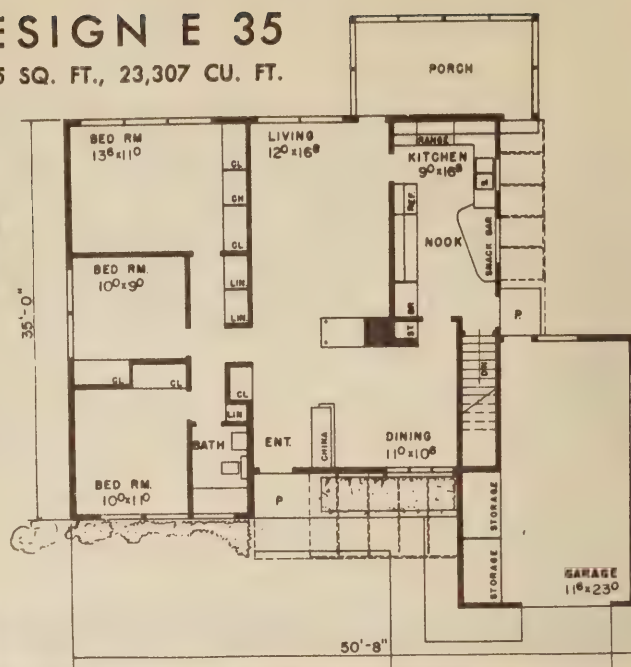
Pleasant to look at—delightful to live in! The corridor design of the combined kitchen-laundry with its snack bar and a large storage area is the last word in efficiency. Here is a design that would be ideal for that corner lot.



There's no waste space here. Even the fireplace is open on three sides to serve both the living and the dining areas. The exterior is unusual but interesting, with the front overhead vine trellis forming an extension of the garage roof.

DESIGN E 35

1,265 SQ. FT., 23,307 CU. FT.



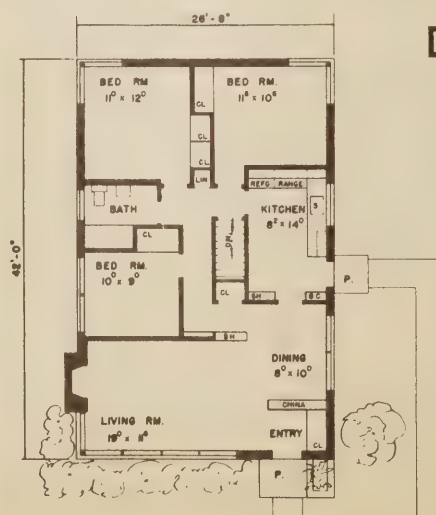
DESIGN E 236

1,186 SQ. FT., 22,497 CU. FT.

You'll swell with pride in greeting your guests at the door of this charmer. Don't overlook the large nook and living areas and the abundance of closets and built-ins. There is a grade door to the terrace from the living-dining area.



A three-bedroom home for the narrow lot. The hip roof, built-in gutters and panel windows give it that up-to-date look. Notice how the dining area is set apart from the living area without creating a cramped feeling.

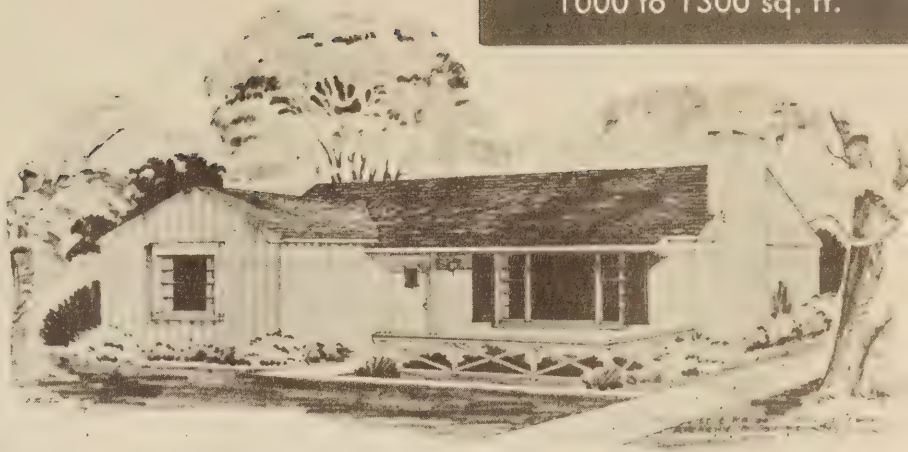
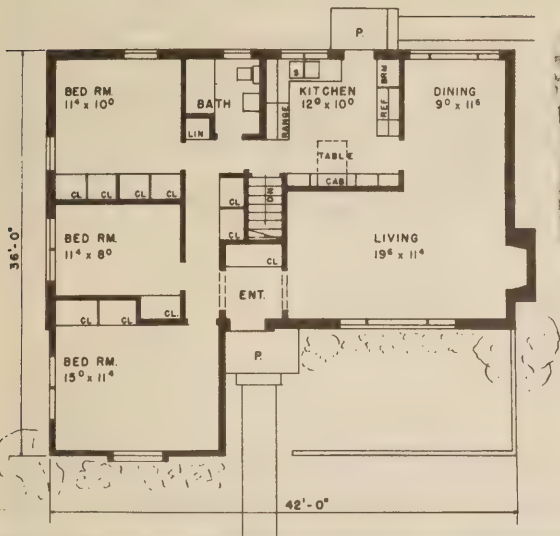


DESIGN E 274

1,117 SQ. FT.,
21,275 CU. FT.

DESIGN E 31

1,218 SQ. FT., 23,908 CU. FT.



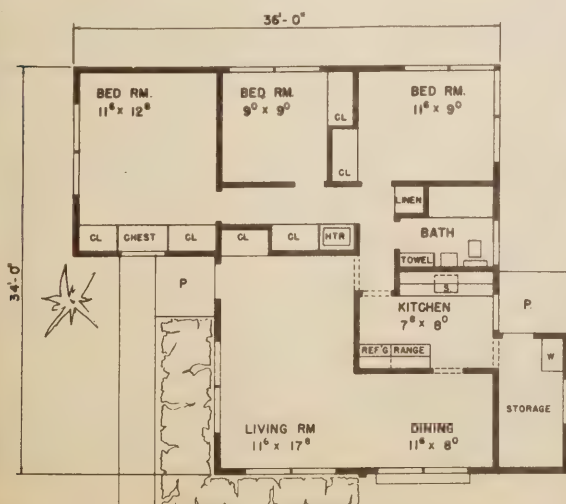
Relief is provided for the brick veneer by having a projecting bedroom of vertical boards and battens. The fence idea is a good one too. The extra wall of kitchen cabinets and the eleven closets help to keep an orderly house.



DESIGN E 78

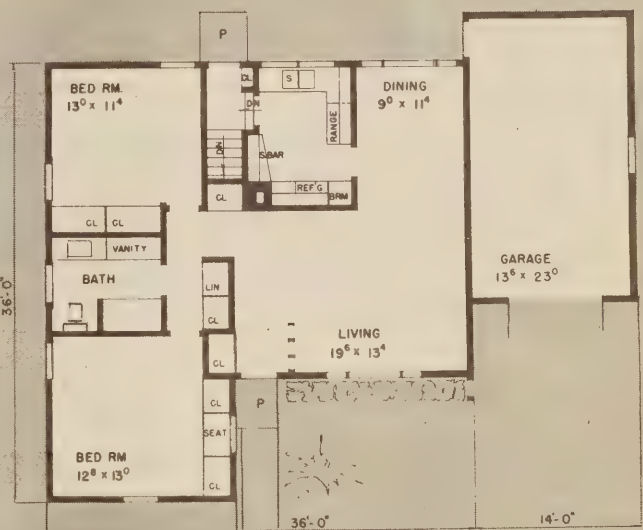
1,077 SQ. FT.
11,940 CU. FT.

For a clean-cut, low cost frame home, this one can't be beaten. Housekeeping is made easier because the three bedrooms and bath can be reached from the grade door without going through the living or dining.



DESIGN E 80

1,096 SQ. FT., 20,319 CU. FT.



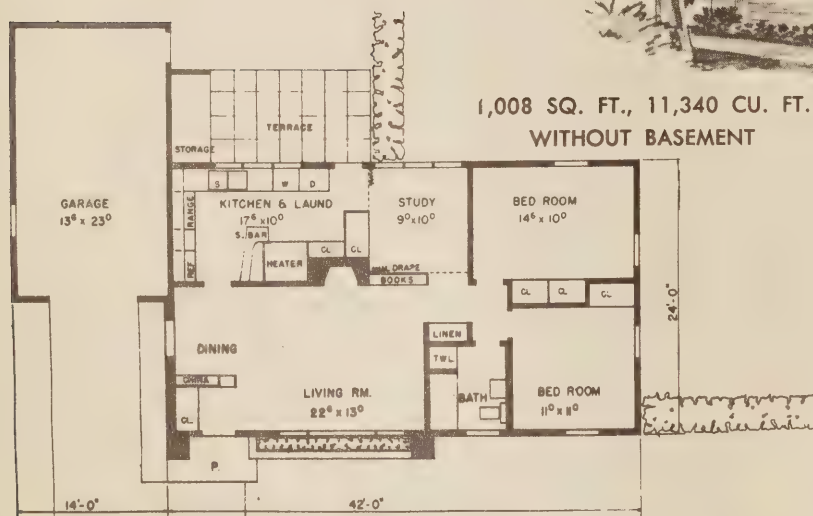
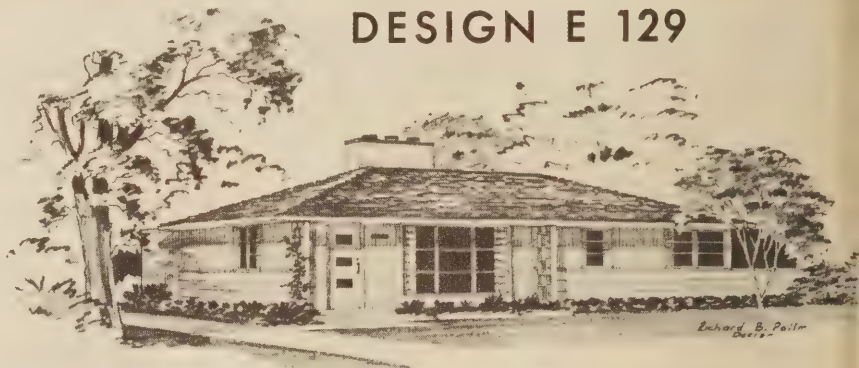
See the seat below the third window in the front bedroom, the counter-top lavatory and vanity, and the "what-not shelf" trellis and the closet at the front entrance. The large landing at the rear door should not be overlooked either.

Experience shows that home builders like variety of the same theme. The four exteriors on this page have the same floor plan. You wouldn't think so, would you? But here they are ready for your selection. These designs will help you decide whether you prefer a real ranch home, a hip-roof modern, a charming colonial or an Early American style home.

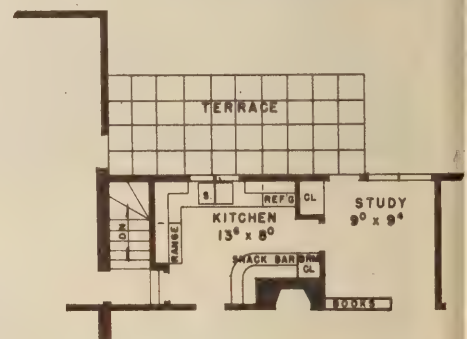
DESIGN E 128



DESIGN E 129



1,008 SQ. FT., 18,350 CU. FT.
WITH BASEMENT



An alternate basement plan is included with the blueprints.



DESIGN E 130



DESIGN E 131

CUSTOM—DELUXE 1 STORY HOMES SECTION

The custom designed home is a particular breed of animal. It has a vast amount of exterior character. The interior sings with charm. The floor plan, though not necessarily big, is large enough to afford freedom of movement in all areas. The needs of the family have been analyzed and thus reflected in the general layout of the plan. In this section (pages 49-69) Palmquist & Wright, Architects, working with Richard B. Pollman, Designer, have presented in concrete form their idea of the Custom-Deluxe Home. Its square footage of livable floor area ranges upwards from 1300 sq. ft. Here you will find *Convenient Living* exhibited in a most pleasing manner.

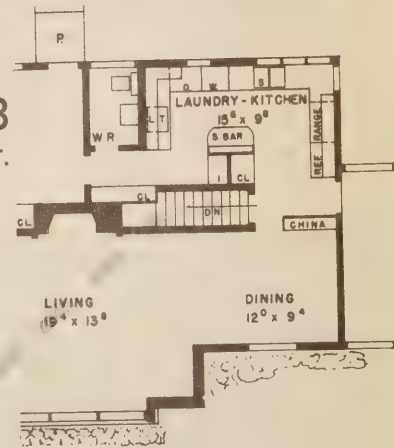


Once in a while a home comes along with such a pleasing balance of exterior design that it defies description. Whether you like the basement (No. E 293) or the basementless (No. E 292) version, the floor plan is equally as interesting as the exterior. Why not make a game out of listing the features you like most?

DESIGN E 293

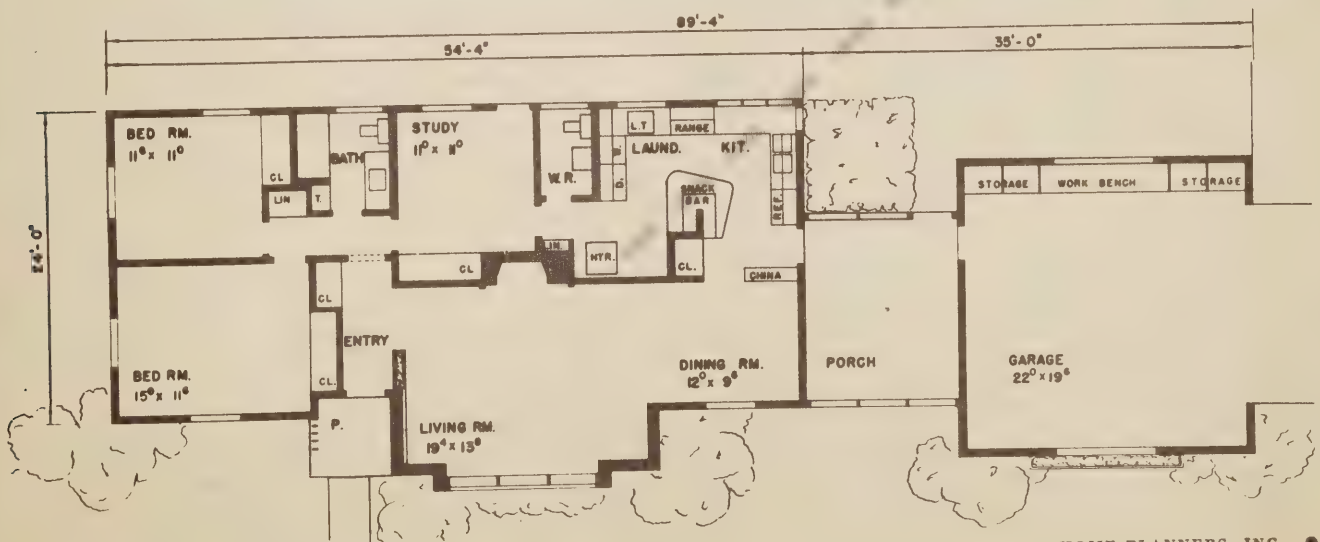
1,409 SQ. FT., 25,287 CU. FT.

View showing location of stairway in E 293. The balance of the plan is the same as E 292.



DESIGN E 292

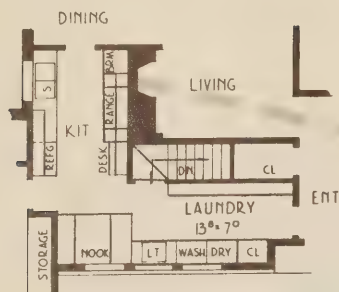
1,409 SQ. FT.
15,519 CU. FT.



1 STORY HOMES
over 1300 sq. ft.



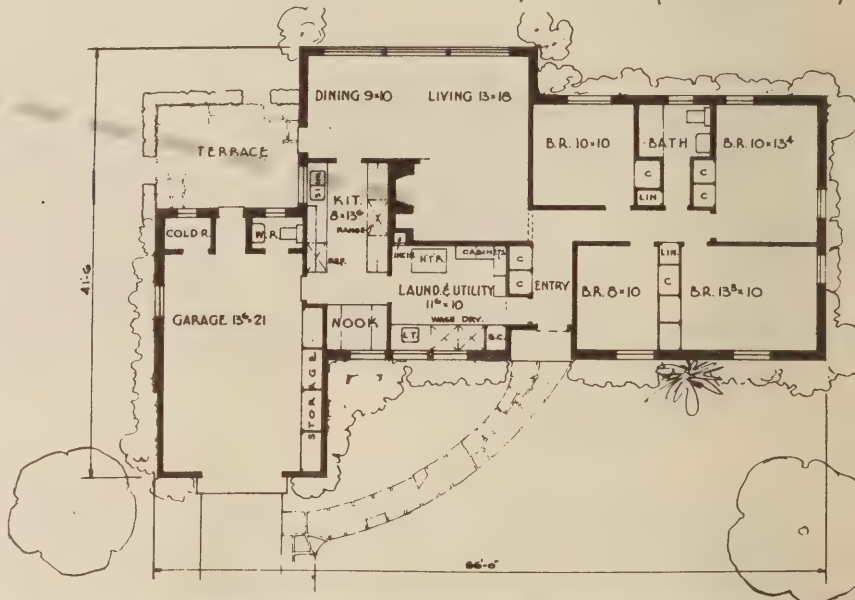
Alternate basement plan.



A compact one floor house with four bedrooms is ideal for a large family of modest means. Careful study should be given the plan to discover the convenience provided. Fourteen storage wall closets, plus the built-in kitchen and laundry storage space is of special interest. The built-in nook, the cold room, and wash room in the garage and space in the laundry for a play pen are needed in a large family.

DESIGN E 23

1,444 SQ. FT., 16,584 CU. FT.
21,624 CU. FT. (WITH BASEMENT)



DESIGN E 15

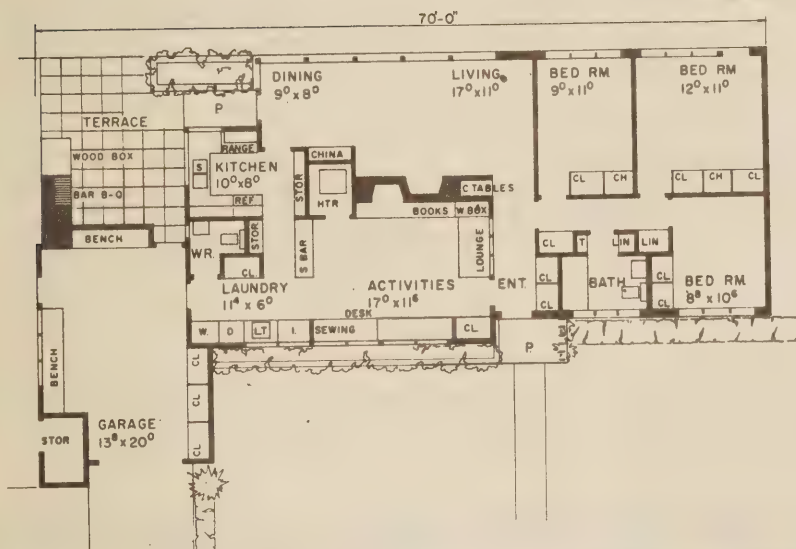
1,400 SQ. FT., 15,420 CU. FT.



This home has been designed for an active family with varied interests. A large activities room, the den and the living-dining area provide the solution to the problem. The den is very useful as a guest room with a washroom so handy off the entrance hall. Note, too, how easily a third bedroom could be added.

DESIGN E 25

1,450 SQ. FT., 16,675 CU. FT.



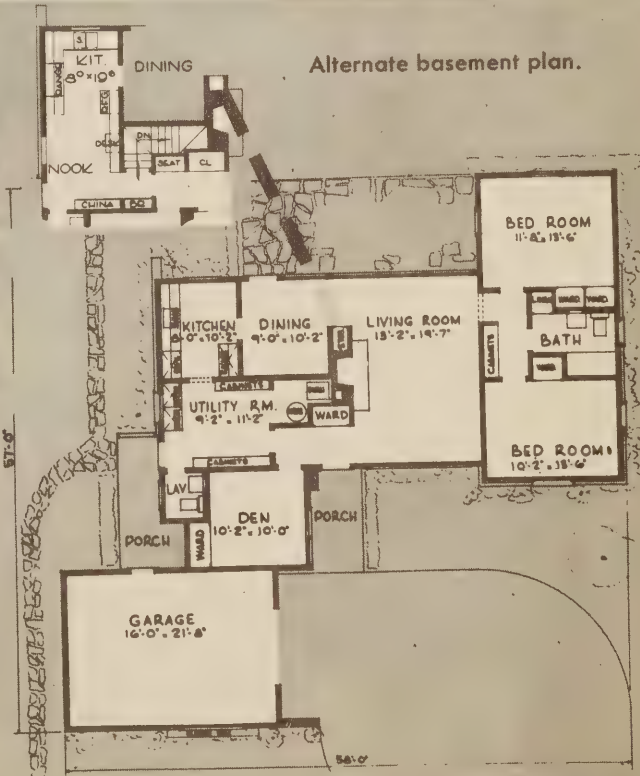
Today we have recognized the need in a home where the pursuits of active living can be taken care of adequately. The activities room, kitchen, laundry and hobby garage in this home are planned for real use by the entire family and their friends. Study these rooms carefully and see how well they work with the rest of the house and the outdoors. Note the number of built-in features.



DESIGN E 160

1,324 SQ. FT., 13,782 CU. FT.
23,982 CU. FT. (WITH BASEMENT)

Study some of the features of this home: A living room with large glass areas overlooking front and rear; a patio off the dining area; a den which could be used as a business office near the front entrance; and a convenient lavatory near the side entrance.



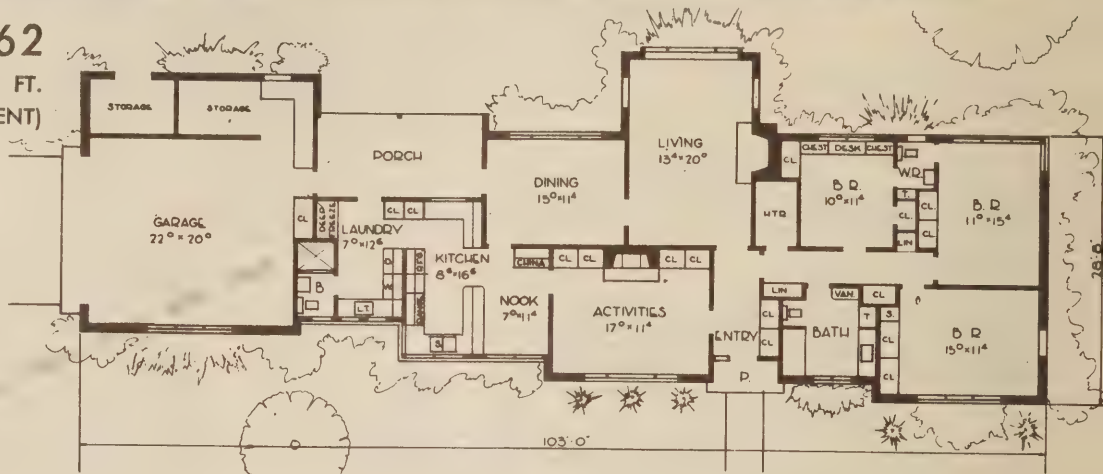
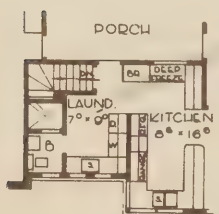
1 STORY HOMES
over 1300 sq. ft.



DESIGN E 162

2,095 SQ. FT., 26,188 CU. FT.
39,805 CU. FT. (WITH BASEMENT)

Alternate plan for basement is included with blueprints. Balance of plan is unchanged.



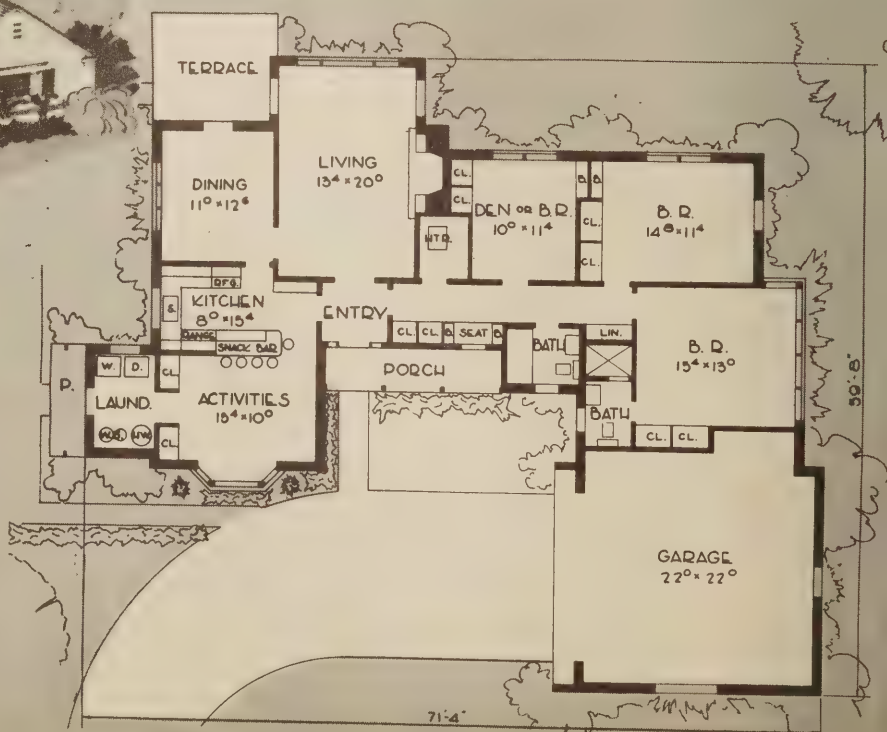
A living room with a three-way view; a separate room for formal dining; a spacious porch adjacent to the dining room, kitchen-laundry and garage; a garage with outdoor and indoor storage areas. These are only a partial list of the many features of this *Convenient Living Home*.



DESIGN E 164

1,744 SQ. FT.
20,720 CU. FT.

Here is a tempting design for the discriminating home seeker. Upon entering the house from the covered porch, one can go to the living, sleeping or service areas without disturbing any other part of the household. The kitchen is nestled between the dining and activities for ease of serving.





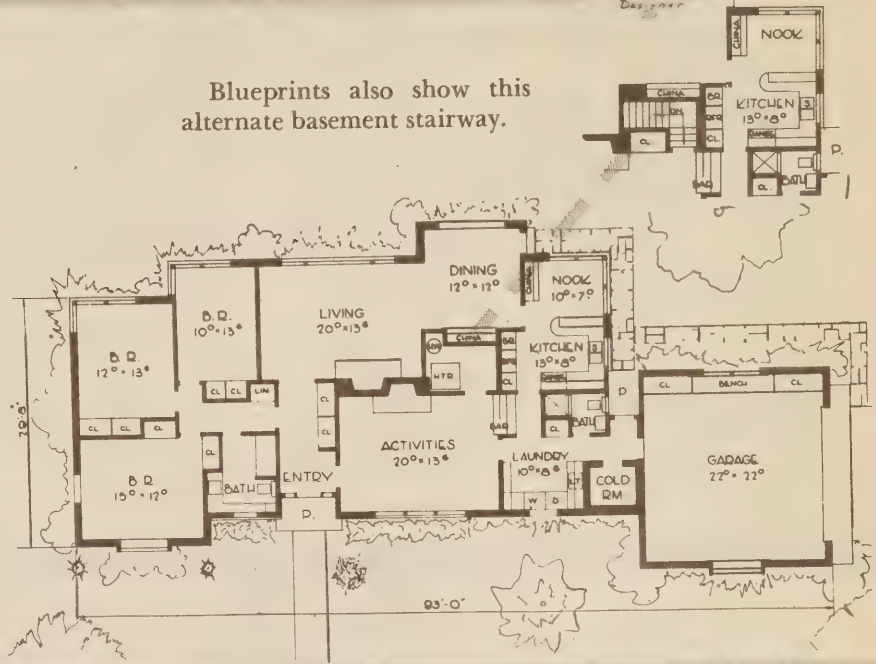
Richard B. Palmer
Designer

Blueprints also show this
alternate basement stairway.

DESIGN E 163

2,140 SQ. FT., 25,980 CU. FT.
38,520 CU. FT. (WITH BASEMENT)

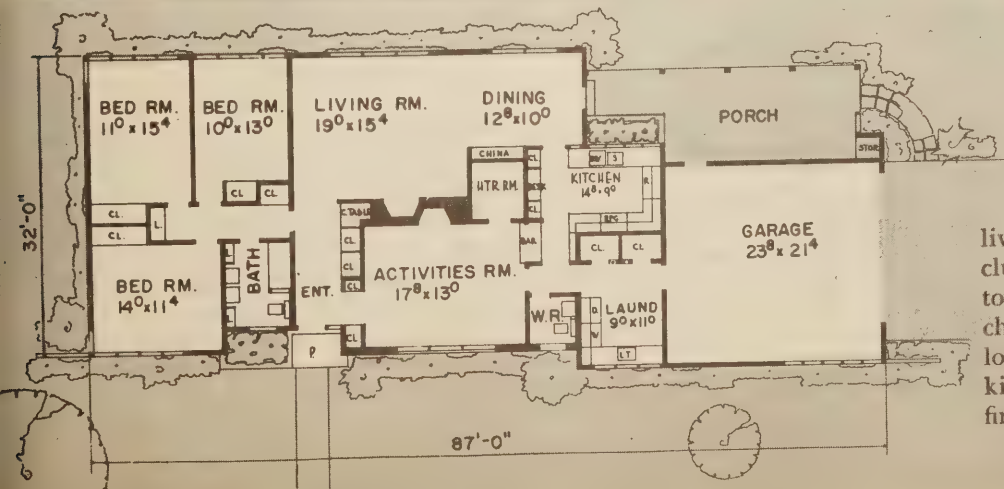
The many needs of the family with varied interests can be taken care of adequately in this well designed home. Notice how the rooms flow into each other without creating that "boxed-in" feeling. Study the plan with your family in mind and see how much happiness can be extracted from this *Convenient Living* design.



DESIGN E 167

1,914 SQ. FT., 22,968 CU. FT.

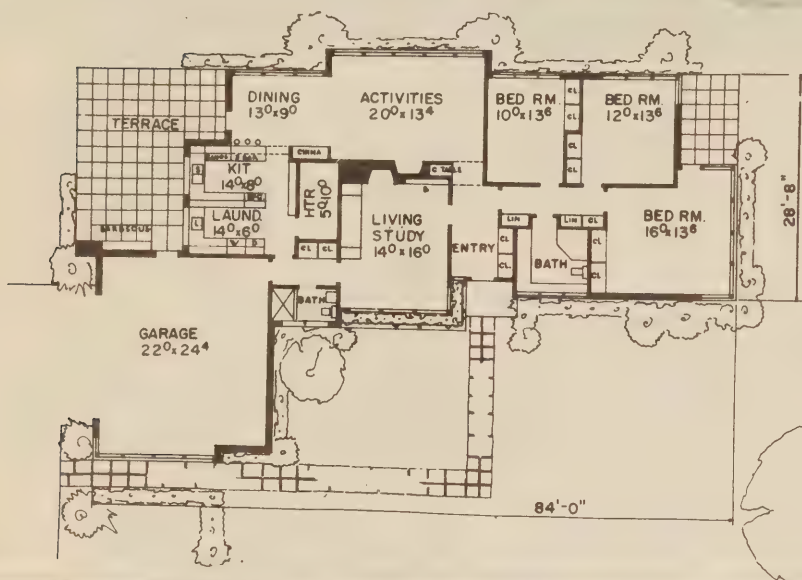
Here's a home for truly gracious living. Some of the finer points include seventeen closets; double lavatory bath; extra washroom; built-in china; planning desk in kitchen; bar located to serve both activities and kitchen; a covered porch; and two fireplaces.



1 STORY HOMES
over 1300 sq. ft.

DESIGN E 173

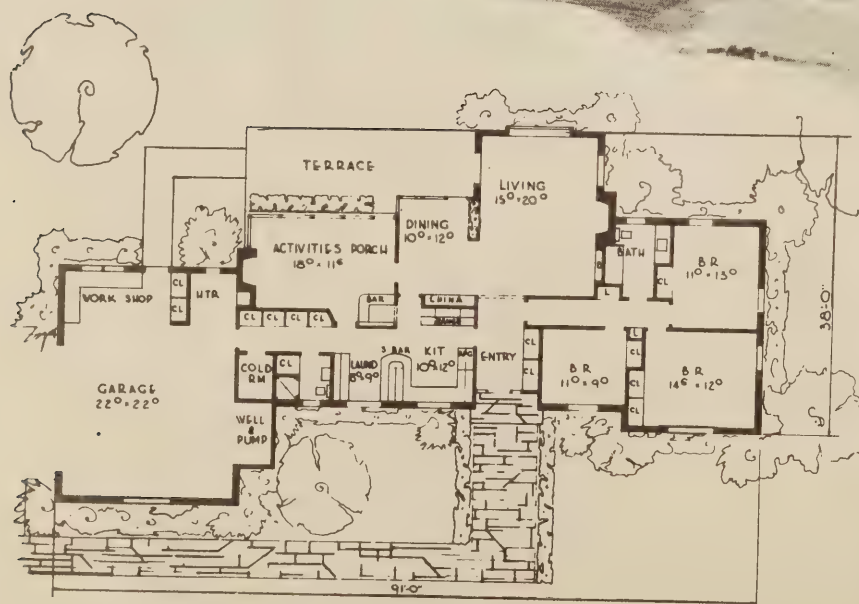
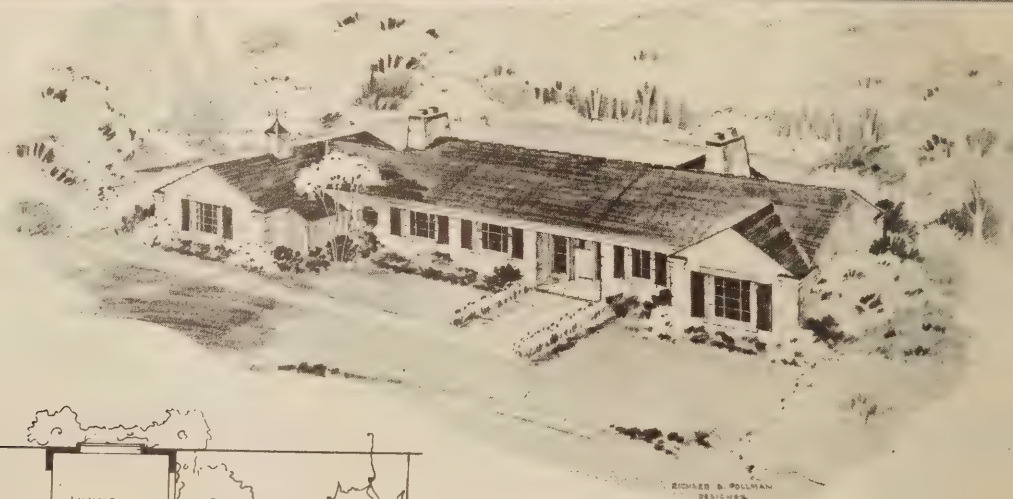
2,050 SQ. FT., 18,420 CU. FT.



Note these highlights: large entry with two closets; two linen cabinets and a corner tub bath with a vanity and a counter top sink; three spacious bedrooms—each having two closets; a terrace off the master bedroom; expansive glass areas to eliminate that cooped-up feeling and to capture the great outdoors; two fireplaces.

DESIGN E 174

1,938 SQ. FT., 22,312 CU. FT.

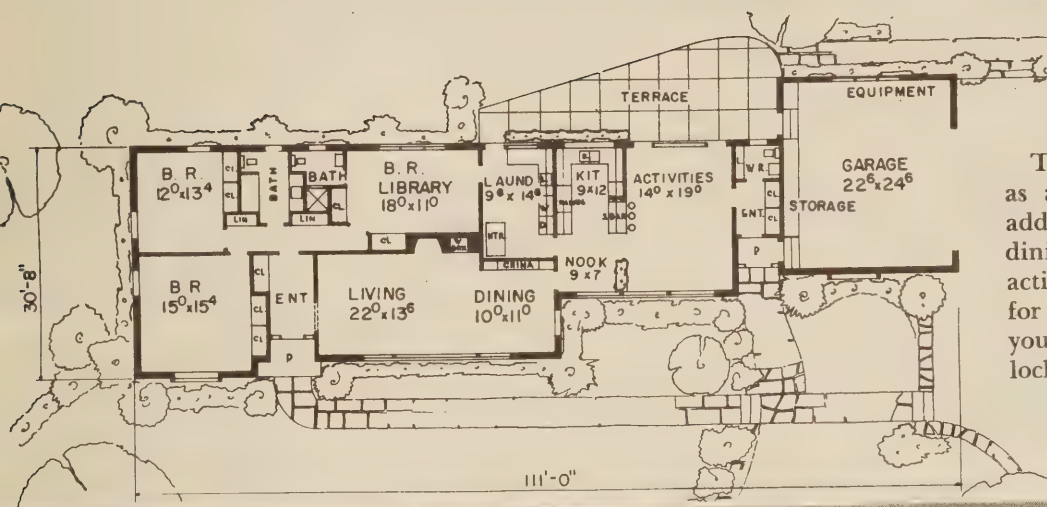


Frankly, have you ever seen anything quite like this before. What would normally be the porch has been enclosed with a continuous glass wall and now serves as an activities porch or area. The hallway to the hobby garage is formed with a solid bank of closets. This design is notable for its good traffic circulation.

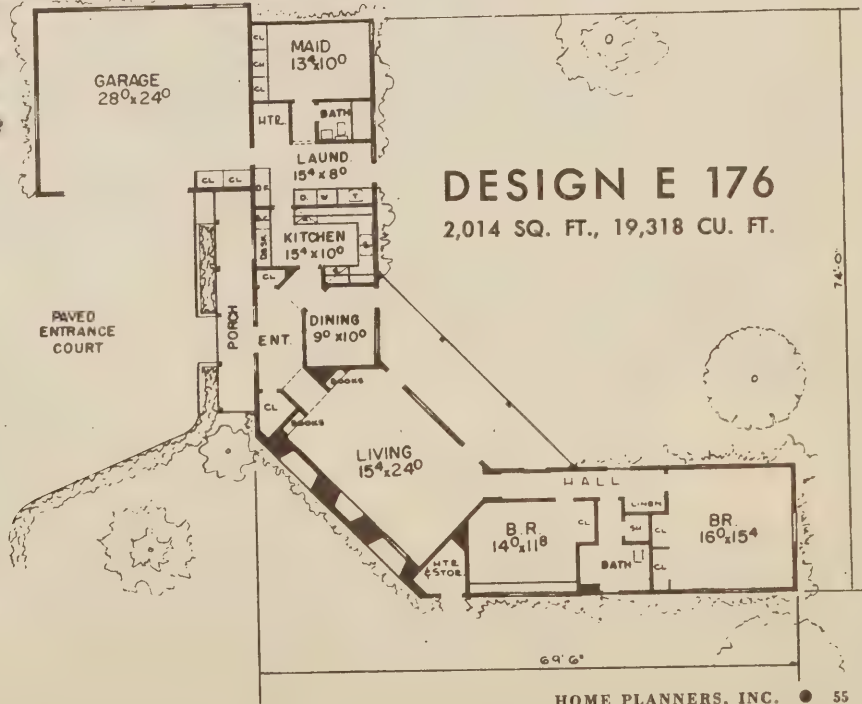
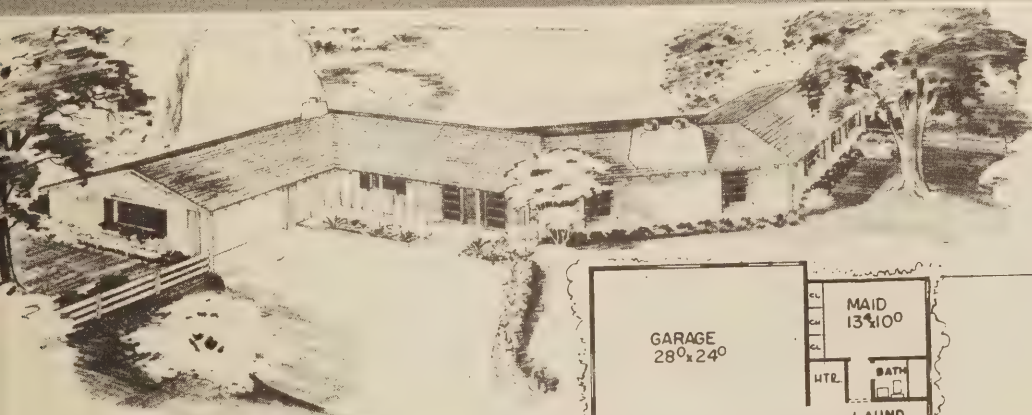
1 STORY HOMES
over 1300 sq. ft.

DESIGN E 175

2,320 SQ. FT., 22,868 CU. FT.



The third bedroom could serve as a library in this home. In addition to the large living-dining area, there is a convenient activities room off the kitchen for real family living. Imagine yourself owning the key that unlocks the door to this home!



DESIGN E 176

2,014 SQ. FT., 19,318 CU. FT.

Westward Ho! Here's a design that will stir your imagination. Before you decide on a plan to meet your needs for western living, be sure to study the many features this home has to offer.

1 STORY HOMES
over 1300 sq. ft.



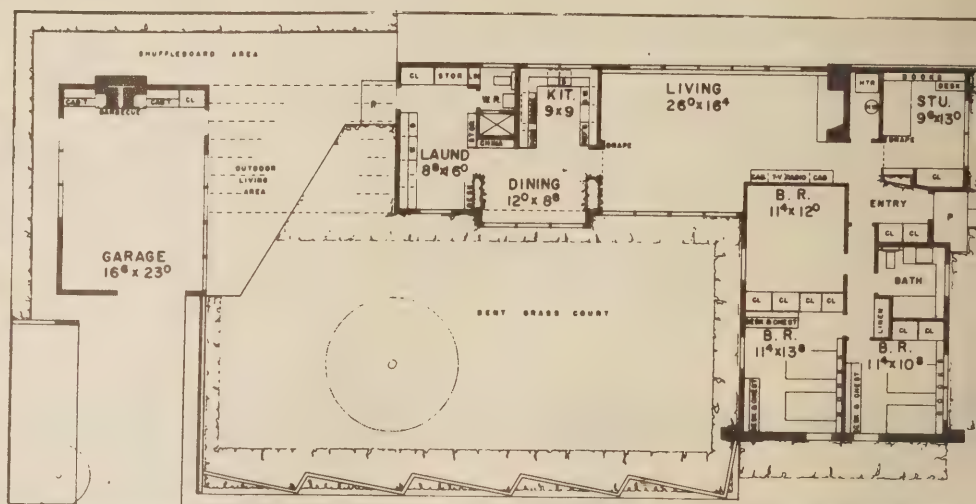
Laundry with planning desk.



Study—guest room.

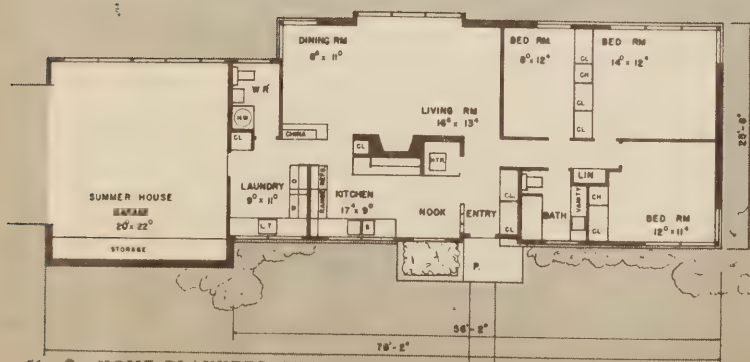
DESIGN E 288

1,752 SQ. FT., 17,133 CU. FT.



DESIGN E 297

1,436 SQ. FT., 16,587 CU. FT.



Many features often desired but never found—until now! Delightful combination of vertical and horizontal siding and brick veneer • Interesting panel window treatment • A solid brick-to-ceiling fireplace wall—the interior focal point of interest • Attic ventilating fan for quick summer evening cooling • Disappearing attic stairs in the hall for attic storage • Built-in chests in bedrooms, and a china in the dining area • Convenient, cheerful laundry and wash-room • And a combination storage garage and summer house.

A black and white photograph of a small, cluttered interior room, likely a living area. The room features a striped sofa, a small table, and a window with curtains. The walls are covered in patterned wallpaper, and the floor is carpeted.

[illegible]

1,912 SQ. FT., 21,863 CU. FT.



Garage 22' x 22'

Storage

Laund. 13'0" x 12'6"

Kitchen 16'6" x 12'6"

Dining 13'0" x 12'6"

Living 21'0" x 17'0"

Study 12'0" x 9'0"

Entry

Bath

Bed RM. 14'0" x 11'4"

Bed RM. 13'0" x 16'0"

Bed RM. 13'0" x 11'4"

Porch

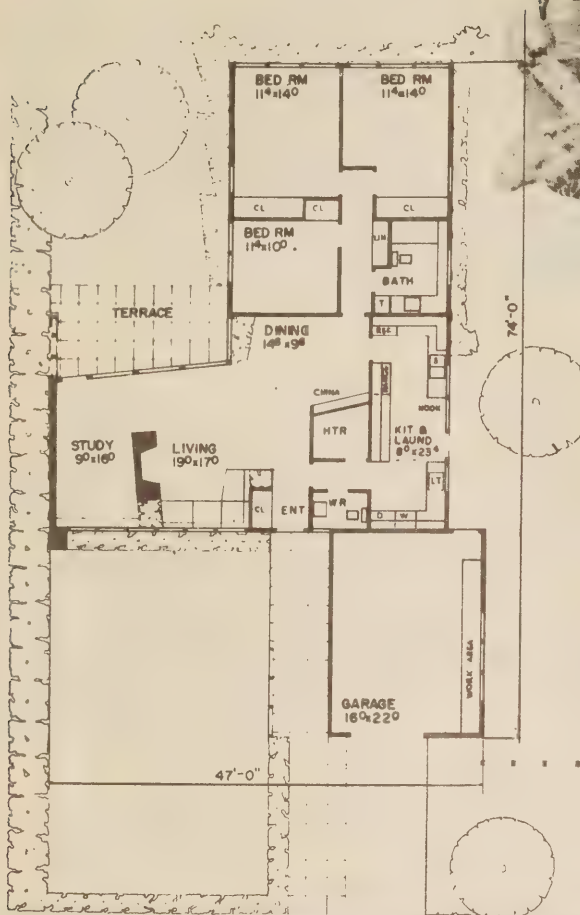
Deck

Fire Pit

22'-9"

69'-0"

29'-0"



DESIGN E 223

1,549 SQ. FT., 15,618 CU. FT.

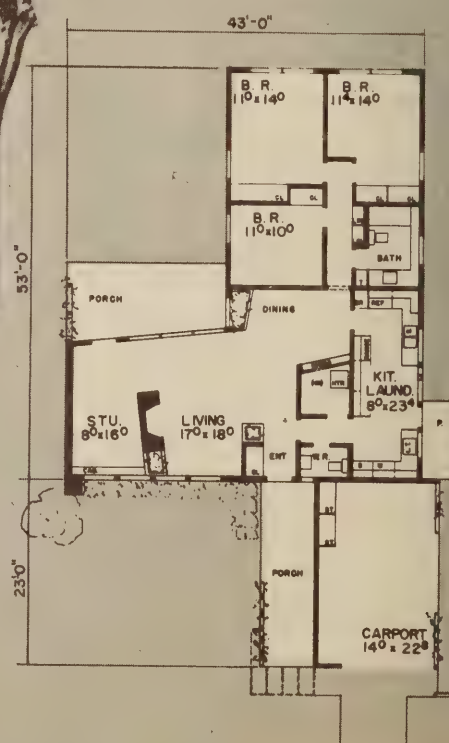
Here is an alluring home overflowing with practicality. The location of the bedrooms means peaceful sleeping; the high silled windows afford ample space for effective placing of furniture in the unique study-living room, and the enclosed terrace assures privacy. The home below is almost the same, except that it has a carport.



DESIGN E 188

1,552 SQ. FT., 15,950 CU. FT.

Contemporary design with its best foot forward! The vertical siding is provided relief by the brick veneer wall and the trellis work. The 2/12 built-up roof maintains that appealing low slung appearance. The open planning of the living-dining area with the study tucked behind the fireplace assures a feeling of spaciousness.



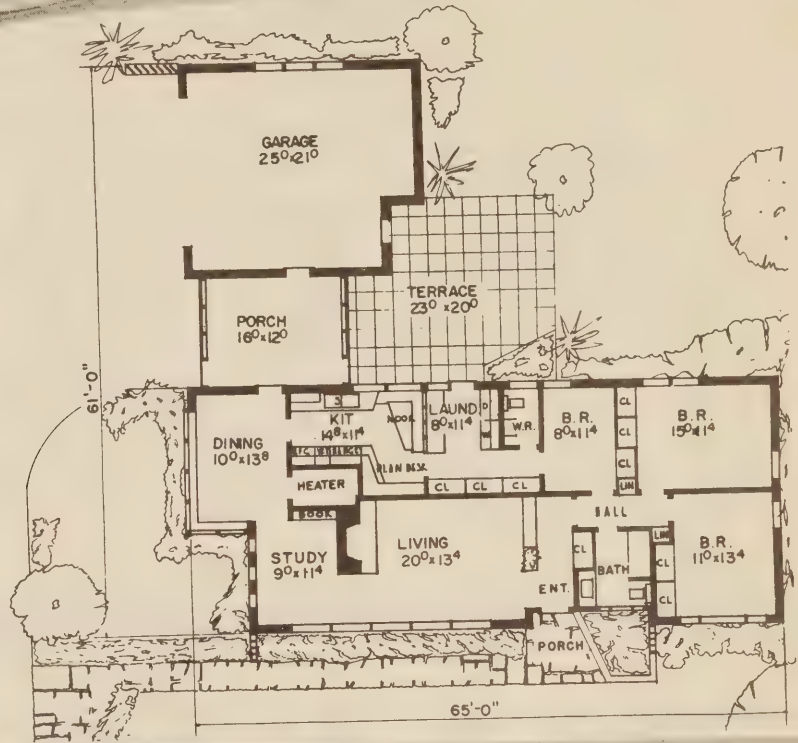
1 STORY HOMES
over 1300 sq. ft.



DESIGN E 208

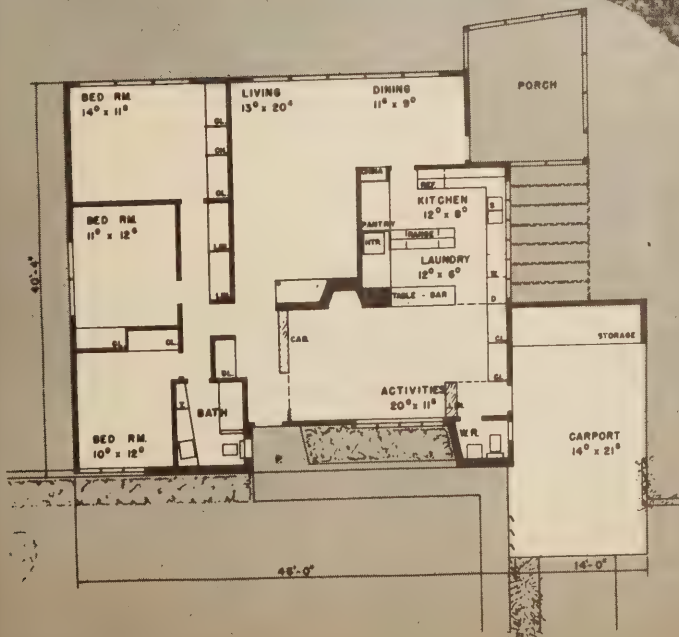
1,674 SQ. FT., 20,084 CU. FT.

A home of today with living for tomorrow. Imagine satisfying your needs in a home with a kitchen containing a nook and a planning desk; a light and airy dining room; a study; a porch; and a protected terrace. Perfect for that corner lot!



DESIGN E 34

1,734 SQ. FT., 18,031 CU. FT.

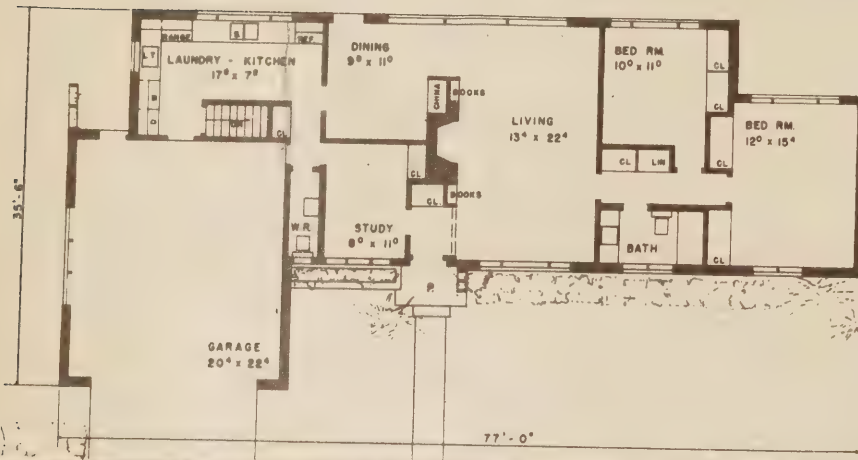


The carport, the porch and the irregular front of this home do not permit you to know that it is almost square in proportion. This proportion spells economical construction from the open-end fireplace in the living room to the very last of the many closets and built-ins. How many uses can you find for the activities area?

1 STORY HOMES
over 1,000 sq. ft.

DESIGN E 238

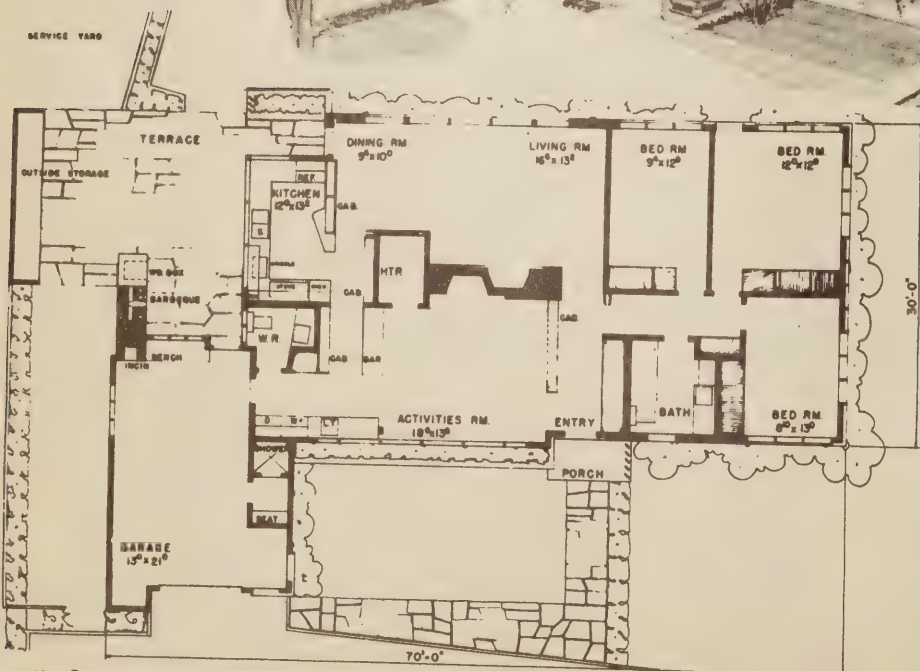
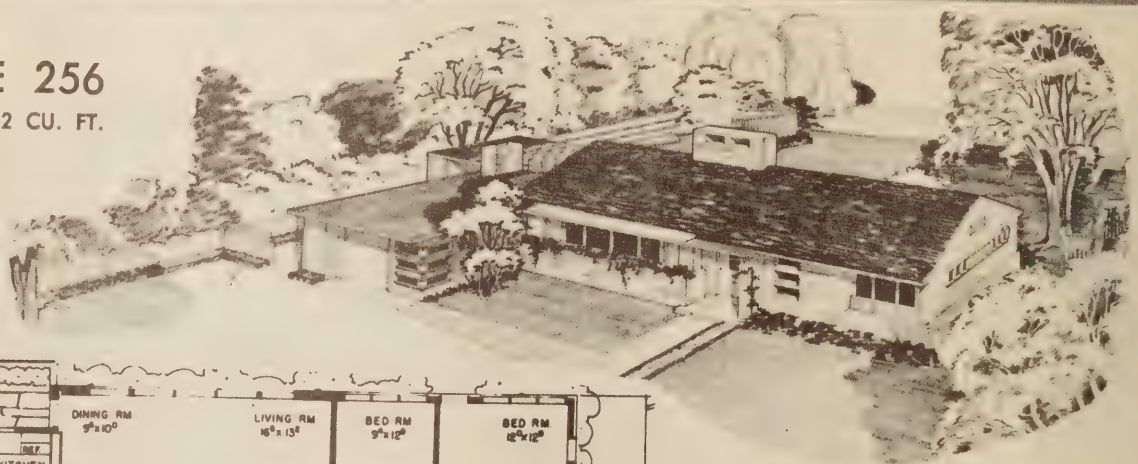
1,424 SQ. FT., 25,587 CU. FT.



Notice how the fireplace location provides dining privacy. Its location also permits two closets, two sets of bookshelves and a built-in china cabinet to be clustered around the fireplace. The study and washroom have their own private entrance from the garage.

DESIGN E 256

1,732 SQ. FT., 19,052 CU. FT.



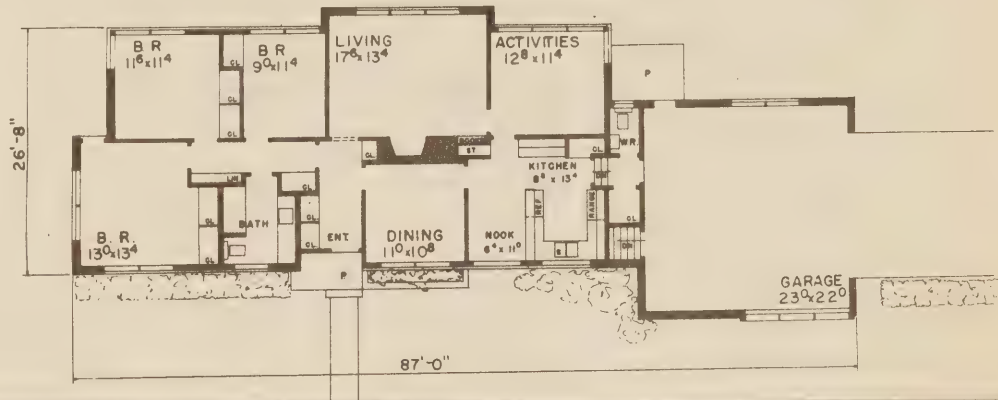
Here is contemporary design with pleasurable living. Each bedroom has built-in wardrobe closets. The activities room, as well as the living room, has a fireplace. The built-in oven and griddle of the natural wood kitchen are up-to-the-minute. The barbecue terrace and after-bathing shower in the garage will provide unexcelled summer enjoyment. Ideal for beach living.



DESIGN E 39

1,624 SQ. FT., 29,197 CU. FT.

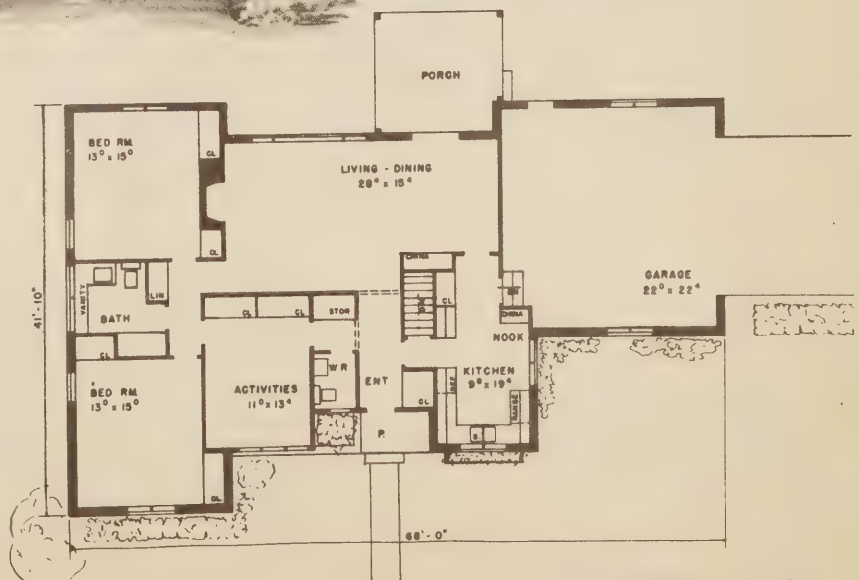
Good traffic circulation, separate living, dining, nook and activities areas, an efficient U-shaped kitchen, and a convenient washroom and closet at the stepped-down garage make this home one that will give you much pleasure of living.



DESIGN E 27

1,625 SQ. FT., 30,807 CU. FT.

With a projecting garage and bedroom wing, and a recessed porch and planting area, there's no possibility of monotony in this pleasant hip roof design. Note how the basement stairs are close to both the front and grade entrances. The activities room could be used as a third bedroom, study or quiet living room.



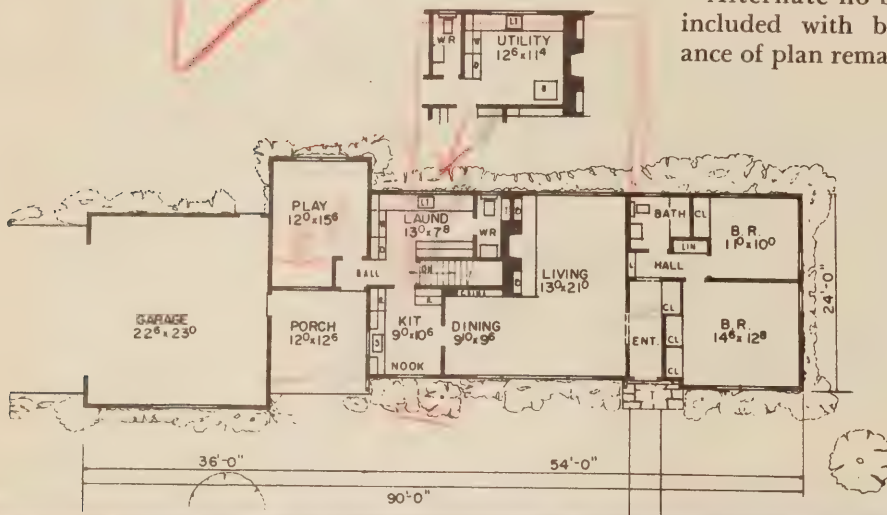
1 STORY HOMES
over 1300 sq. ft.

DESIGN E 205

1,472 SQ. FT., 19,489 CU. FT.
28,321 CU. FT. (WITH BASEMENT)



Alternate no-basement plan
included with blueprints. Bal-
ance of plan remains unchanged.



This captivating design can be built with or without a basement. The spacious living room with the fireplace flanked by built-in bookcases will make your hours of relaxation seem like a dream. The playroom has many uses too.



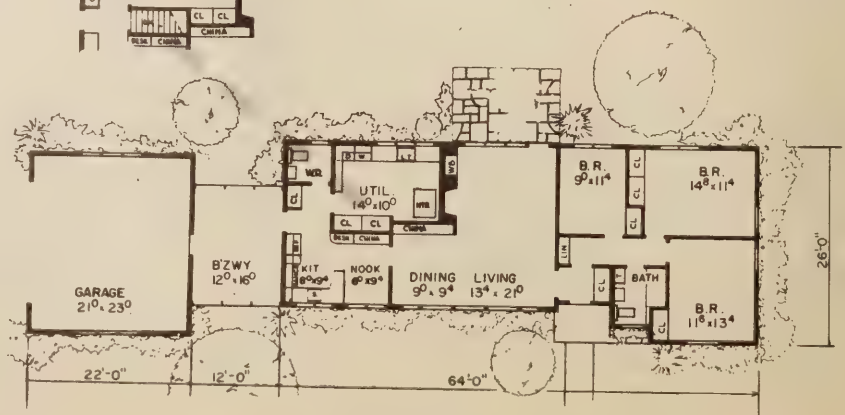
DESIGN E 204

1,459 SQ. FT., 17,508 CU. FT.
25,262 CU. FT. (WITH BASEMENT)

Location of stairs in alternate
basement plan. No change in bal-
ance of plan.



A home you will have fun living in! Note how it is laid out into three distinct areas for working, living and sleeping.



1 STORY HOMES
over 1300 sq. ft.

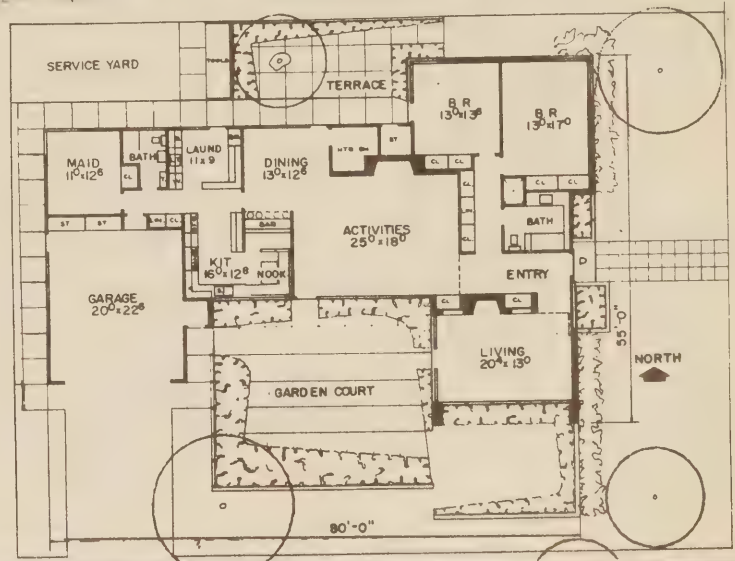


DESIGN E 177

2,444 SQ. FT., 23,018 CU. FT.

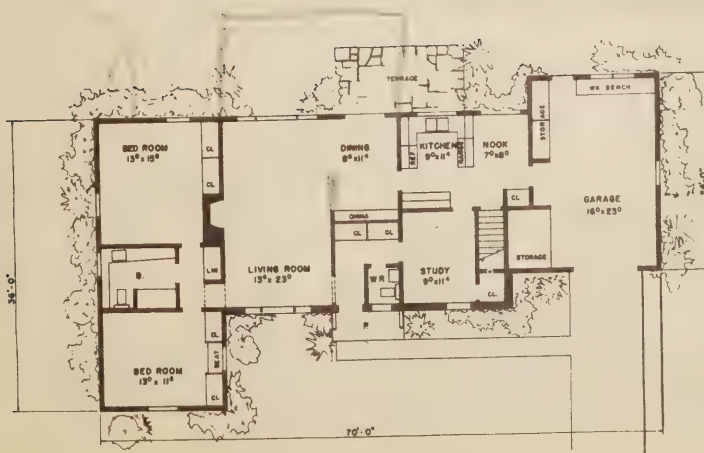
A SHOW HOME! . . . for a corner lot

- Convenient traffic circulation
- Private living area with a view.
- Note how kitchen-dining and activities areas complement each other, and how they take advantage of both the garden court and terrace.
- Locations of bedrooms assure restful quiet.
- Seventeen closets. Count them!



DESIGN E 261

1,471 SQ. FT., 26,478 CU. FT.



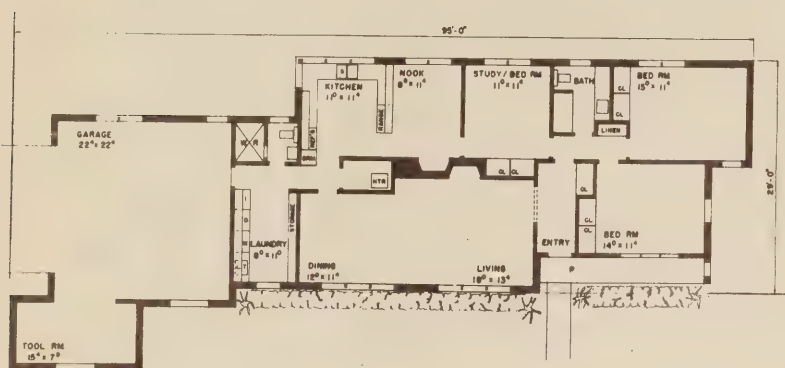
Spacious rooms, generous storage and closet facilities, many useful built-ins, and a washroom and spare bedroom or study combination near the covered front entrance make this basement home adaptable to almost any manner of living. Notice the blending of horizontal wood siding and natural stone.

1 STORY HOMES
over 1300 sq. ft.

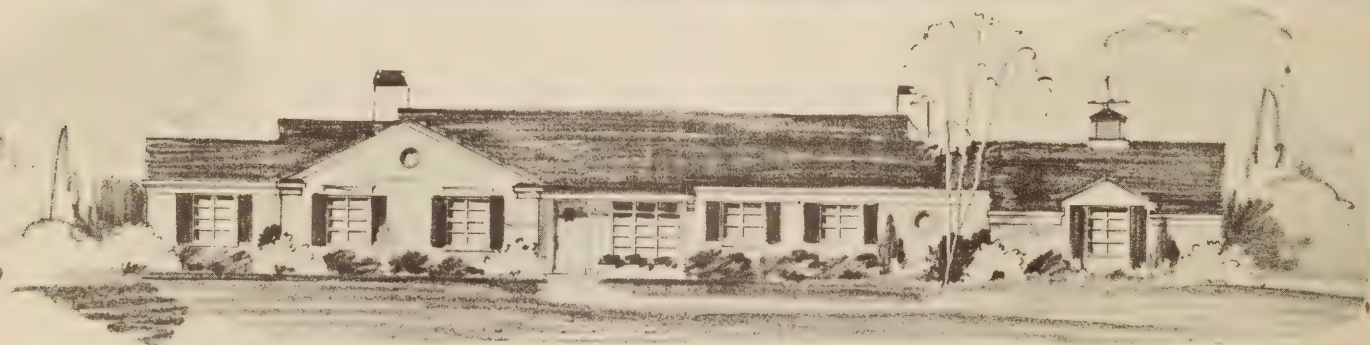


DESIGN E 88

1,702 SQ. FT., 20,019 CU. FT.



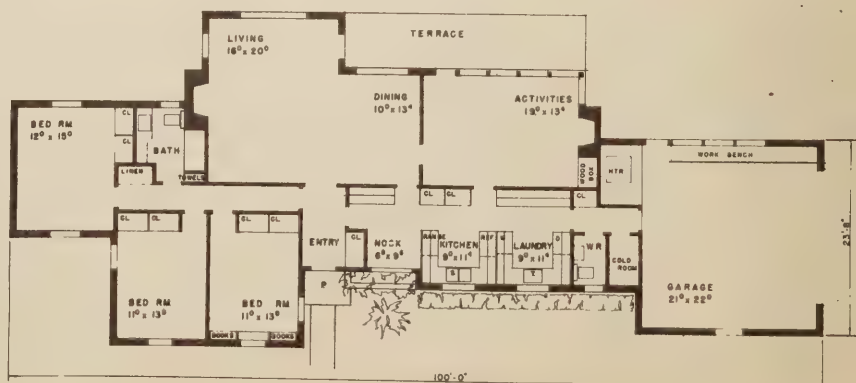
A real ranch home! The massive fireplace wall has a second fireplace in the large nook for that cheery breakfast or informal get-together with friends over a cup of coffee in the long winter months. The tool room, the washroom with shower and the storage-laundry, all become important for a country location.



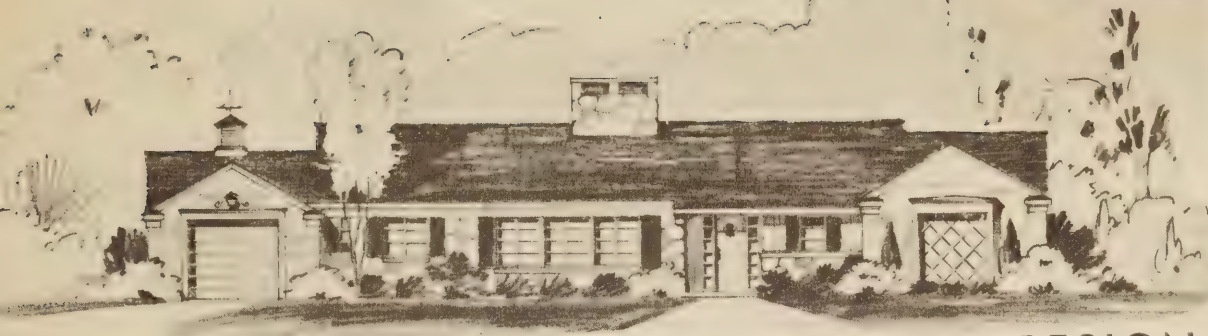
DESIGN E 119

2,125 SQ. FT., 25,500 CU. FT.

Study this plan carefully if you're looking for the utmost in *Convenient Living*. Notice the excellent traffic circulation to assure privacy and ease of housekeeping. See the splendid nook, kitchen, laundry, washroom and cold room arrangement—including an abundance of cabinets, closets, and work surface. The terrace serves both living and activities areas.



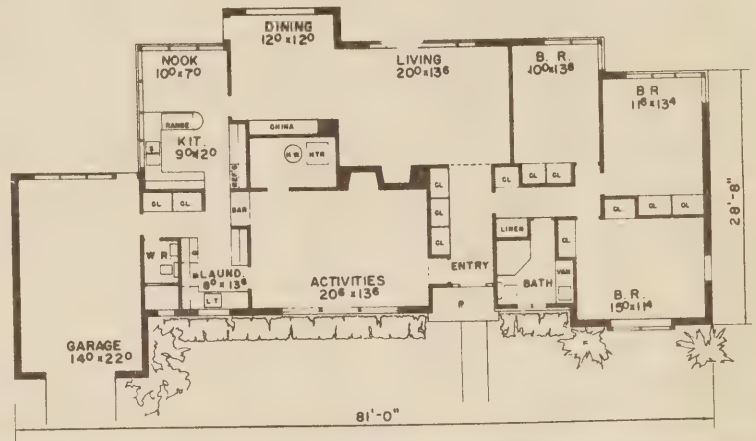
1 STORY HOMES
over 1300 sq. ft.



DESIGN E 120

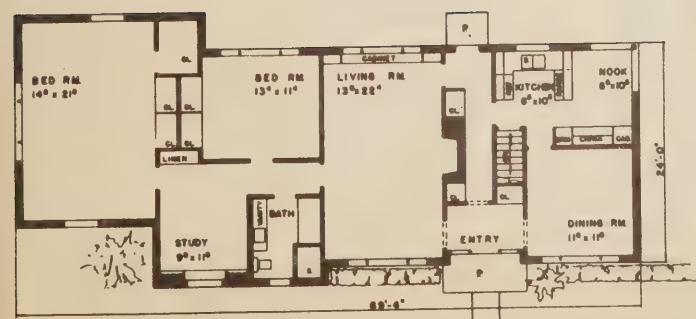
2,100 SQ. FT., 25,600 CU. FT.

The owner of this home would get everything in double measure: two closets in each bedroom; two bathrooms; two linen closets; two fireplaces; two places to eat besides the dining room; and with the activities area, there are two family living centers. A symphony of exterior lines, plus a pleasing combination of brick veneer and field stone provide the finishing touches for this unusual home.



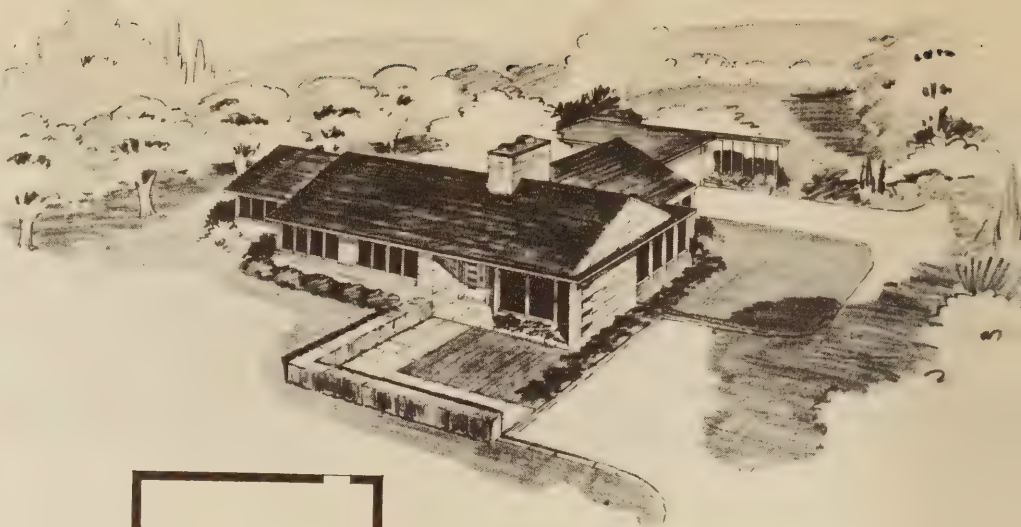
DESIGN E 122

1,680 SQ. FT., 31,900 CU. FT.



Notice the large master bedroom with double wardrobe closets, plus a walk-in closet. The study could be used as a third bedroom or guest room. The front-to-rear living room, with a fireplace and a window seat flanked by two bookshelves on the garden end, add to the quiet dignity of this design. The separate dining room will make a hit with those who have dinner guests often.

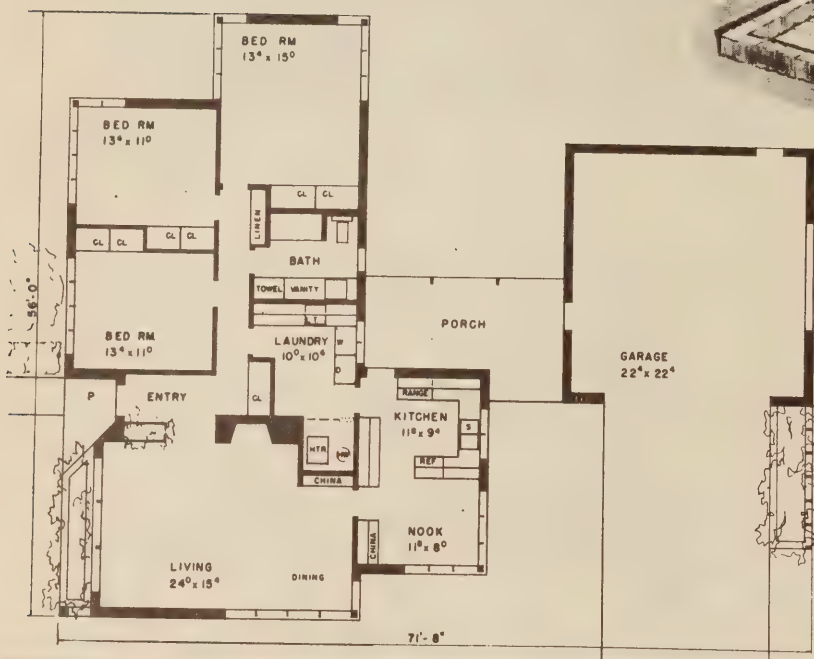
STORY HOMES
ver 1300 sq. ft.



DESIGN E 92

1,657 SQ. FT., 19,000 CU. FT.

Whether you build on a corner lot or not, this home is packed full of fine features for real family living. The sleeping, living and service areas are well defined; and the traffic circulation is excellent. The covered porch near the kitchen for outdoor living and dining also makes the garage seem like a part of the house.

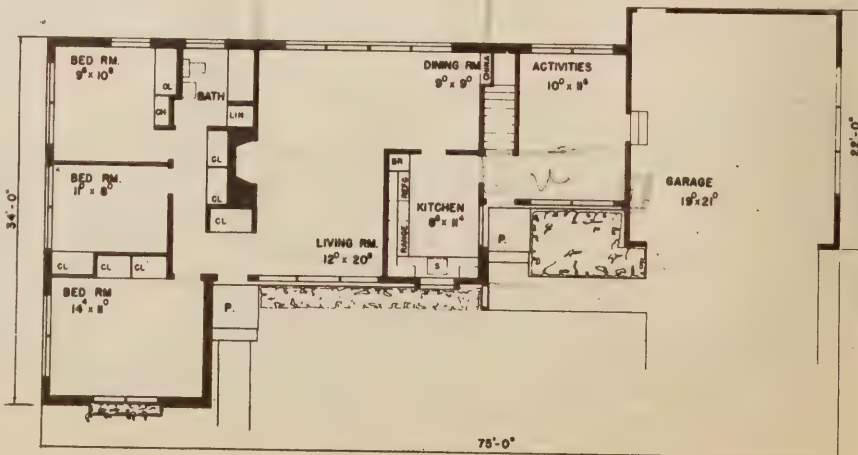


View from garden

DESIGN E 242

1,496 SQ. FT., 27,676 CU. FT.

Notice how designer Richard B. Pollman transformed a breezeway into an activities room or secondary living area. It also could be used as a first floor laundry. The swing-out ventilating panel windows with double pane insulating glass make this area usable the year around. The working plans by Palmquist & Wright, Architects, show details for all wardrobe closets, cabinets and built-ins.

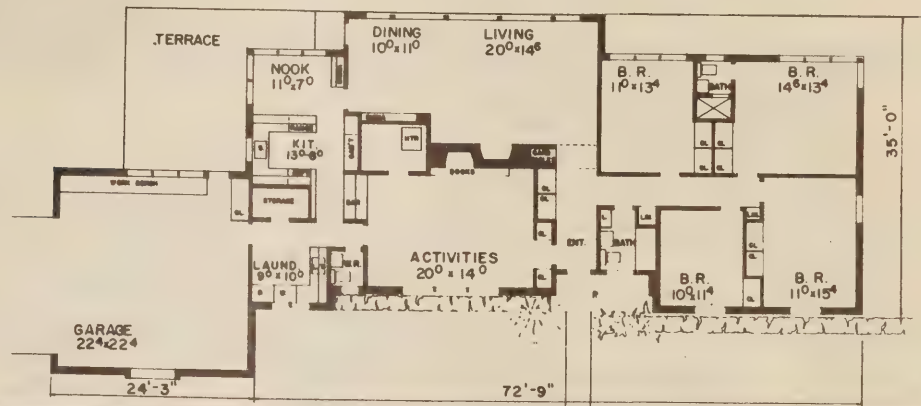




DESIGN E 90

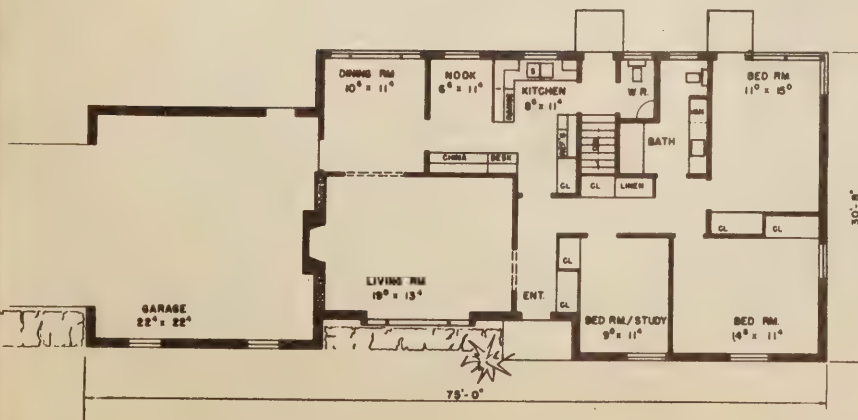
2,256 SQ. FT., 26,874 CU. FT.

The interior is as attractive as the brick and fieldstone exterior. Four bedrooms, two and a half baths (with stall shower in one), closets and built-ins galore, two fireplaces, a splendid nook-kitchen-laundry arrangement, and a well lighted garage are a few of the features. Did you see the table storage at the fireplace and the work bench in the garage?



DESIGN E 72

1,492 SQ. FT., 28,088 CU. FT.



A handy washroom at the grade door, a large compartment type bathroom, a good traffic pattern, and a well arranged kitchen-nook-dining area should make any homemaker look twice at this plan. The two grade doors off the rear of the house provide greater access to backyard activities.

1 STORY HOMES
over 1300 sq. ft.

DESIGN E 296

2,094 SQ. FT., 19,897 CU. FT.

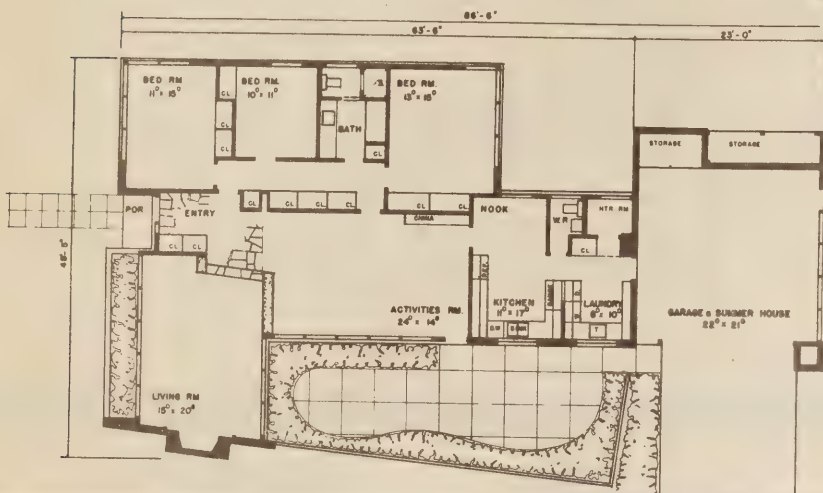


Garden View

The angular fireplace and slanted ceiling in the sunken living room, combined with a spacious activities-dining area, an outside and inside storage garage that doubles as a summer house by opening all the hinged awning type panel windows, plus.....



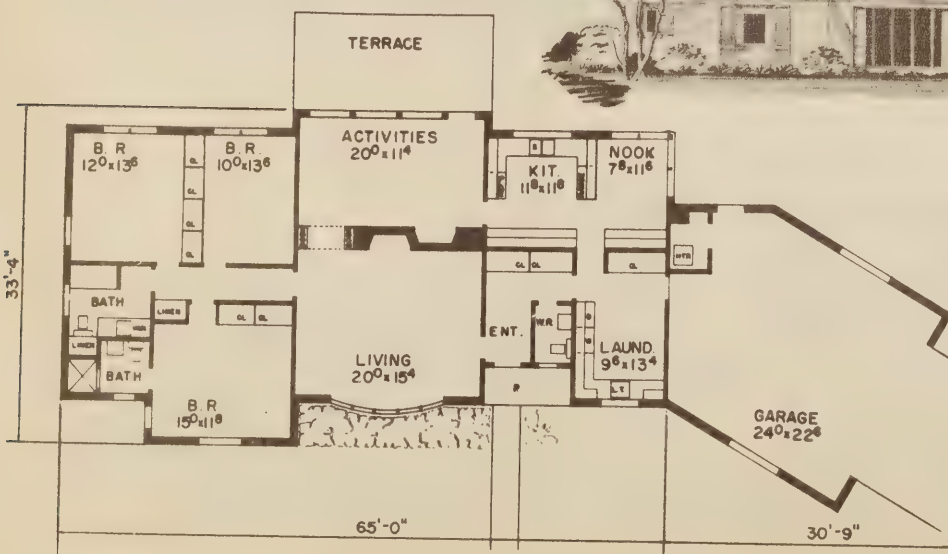
Street View



... a recessed porch and flagstone entrance, a compartment bath, and thirteen closets make this an ideal home for the family that strives for something different in the way of real *Convenient Living*.

DESIGN E 87

1,818 SQ. FT., 22,142 CU. FT.

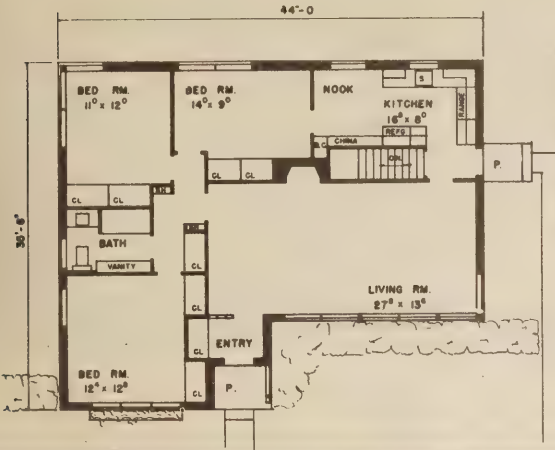


The unusual features of this design include a circular bay window, books on both sides of the passage between the living and the large dining-activities, double fireplace, an angular garage, two and a half baths, and an abundance of closets, cupboards and counter space. Note how the ornamental iron grills add interest to each side of the front porch.

DESIGN E 295

1,346 SQ. FT., 24,897 CU. FT.

1 1/2 and 2 STORY
over HOMES



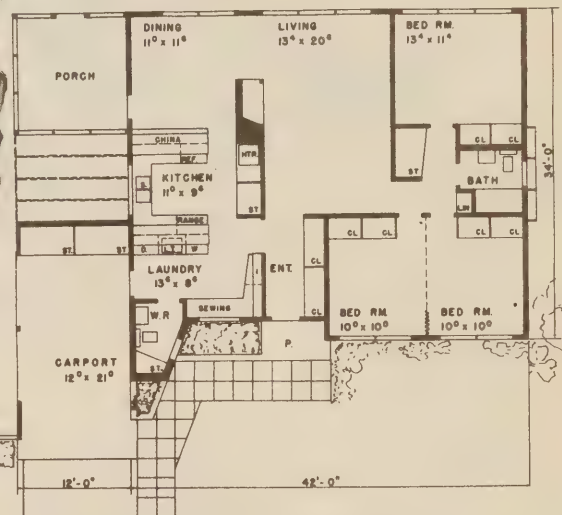
This home features a covered porch, a separate entry, a spacious living area, a conveniently located stairway, a well proportioned nook and ten closets. You could use the third bedroom as a study, dining room or as an extension of the kitchen-nook area for informal family living.



DESIGN E 38

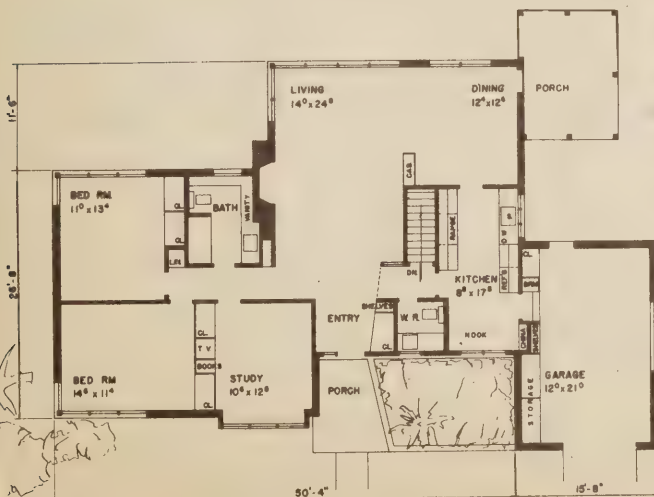
1,414 SQ. FT., 15,619 CU. FT.

The two front bedrooms can be made into one to provide a generous play area. Notice the efficient and convenient kitchen-laundry area. The screened porch off the dining will provide many hours of warm weather relaxation. The plans by Architects Palmquist & Wright show floor-to-ceiling panel windows on the garden side.



DESIGN E 66

1,554 SQ. FT., 34,118 CU. FT.



This house is built-in conscious with a TV and book space in the picture window study; a two wall vanity in the bath; card table storage at the fireplace end; and extra shelves at the entrance and in the garage. The projecting screened porch catches the breeze from any direction.

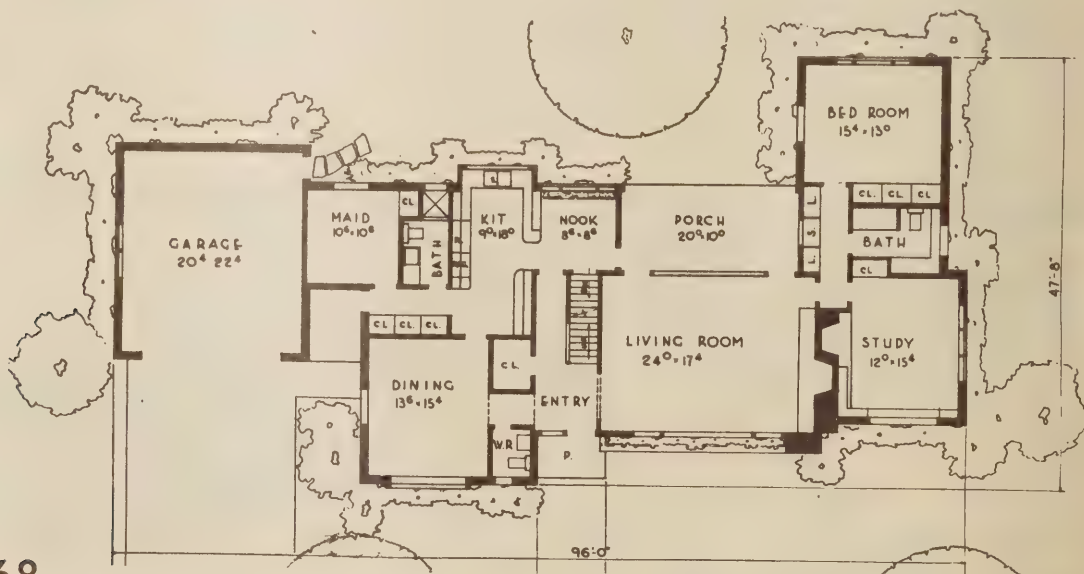
1 STORY HOMES
over 1300 sq. ft.

1½ & 2 STORY HOMES SECTION

This section is devoted to those who prefer a 1½ or 2 story home. Perhaps subdivision restrictions demand this type home, or the character of surrounding homes makes selecting a 1½ or 2 story home desirable. Also, some people prefer having their bedrooms upstairs. Cost sometimes enters the decision in favor of a 1½ or 2 story home, because it is about 5 to 10% less costly to go up in the air than it is to spread out; a proportionate amount of roof and foundation material and labor is saved. Future expansion is easier in a story and half home by finishing the attic. There are, on the other hand, those who would prefer a 1½ or 2 story home except for its lack of creative imagination both inside and out. On pages 70 through 81, Designer Pollman and Architects Palmquist and Wright have given the common first and second floor home a face lifting. The ordinary type structure is gone. In its place is a home with a delightful change of pace resulting from the diversified use of materials which seek to complement one another. So here you have the noted "Pollman touch" applied to the 1½ and 2 story home.



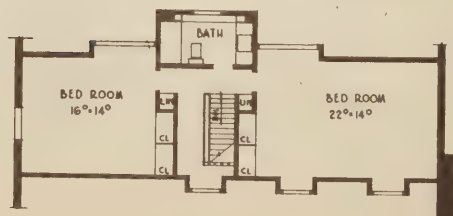
Space doesn't permit listing the numerous fine points of this home which was designed for truly gracious living. Imagine yourself walking in the front entrance to look around. Then note the *Convenient Living* features that appeal to you.



DESIGN E 168

41,760 CU. FT.

FIRST FLOOR PLAN—2,098 SQ. FT.



SECOND FLOOR PLAN—871 SQ. FT.



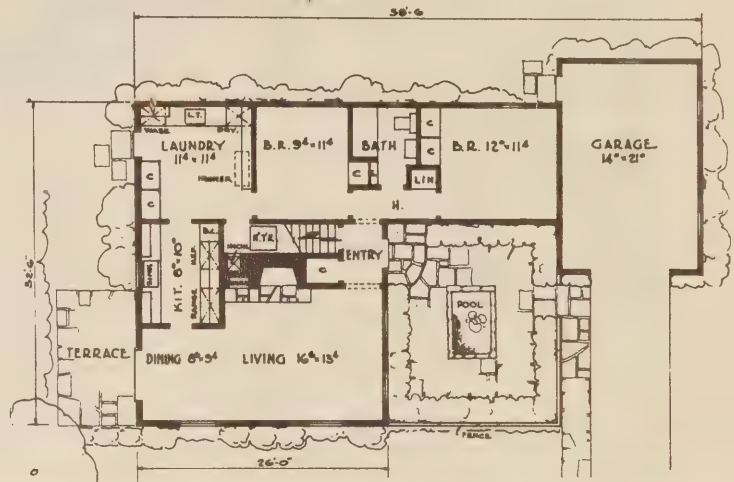
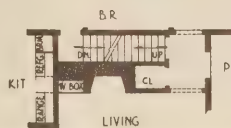
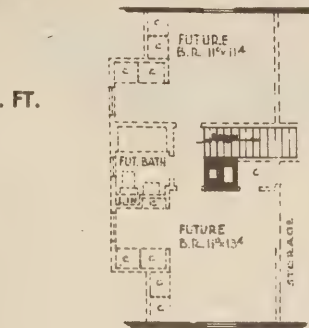
In this home the friendly feeling of the traditional Cape Cod design has been combined with new convenience features of planning. The bright modern in-line kitchen, the automatically equipped laundry, radiant heating, and storage wall closets are all a part of the new home.

SECOND FLOOR PLAN—520 SQ. FT.

DESIGN E 8

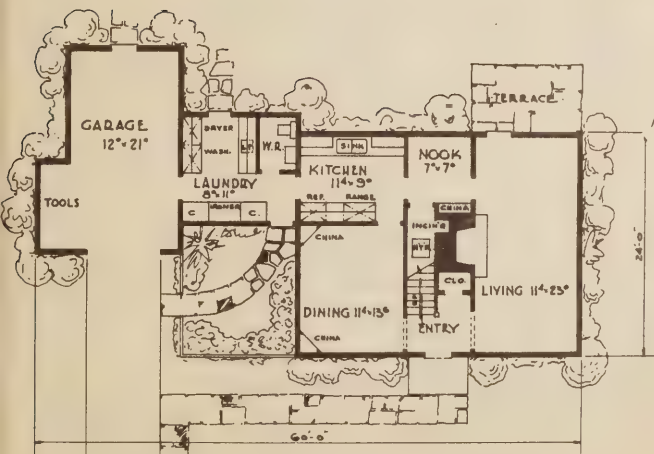
14,960 CU. FT.
18,986 CU. FT. (WITH BASEMENT)

Alternate basement plan is included with blueprints. Rest of plan is unchanged.

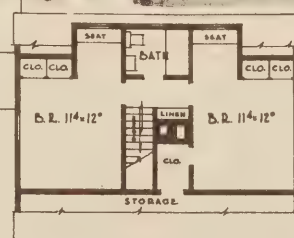


FIRST FLOOR PLAN—1,065 SQ. FT.

This Cape Cod design includes a formal dining room, breakfast nook and a panelled fireplace wall. The radiant heat hot water boiler, water heater and incinerator have been tucked away under the stairway. Did you see the second floor window seats?

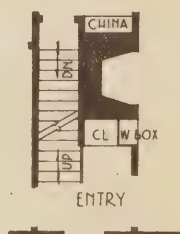


FIRST FLOOR PLAN—900 SQ. FT.



SECOND FLOOR PLAN—540 SQ. FT.

•Laundry remains on first floor in alternate basement plan.

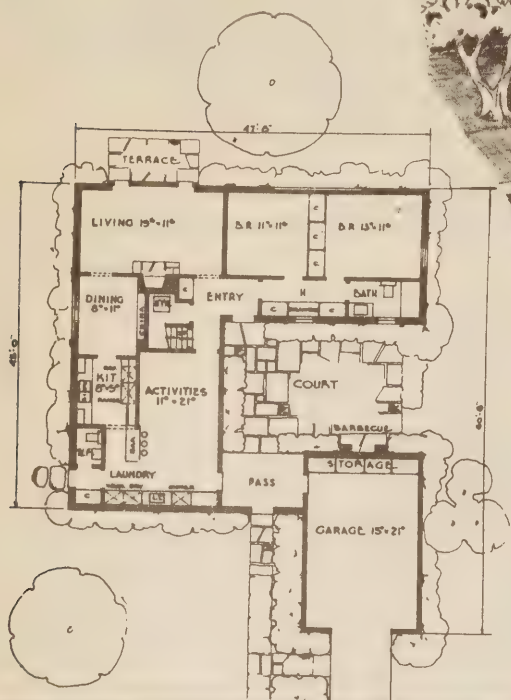


DESIGN E 16

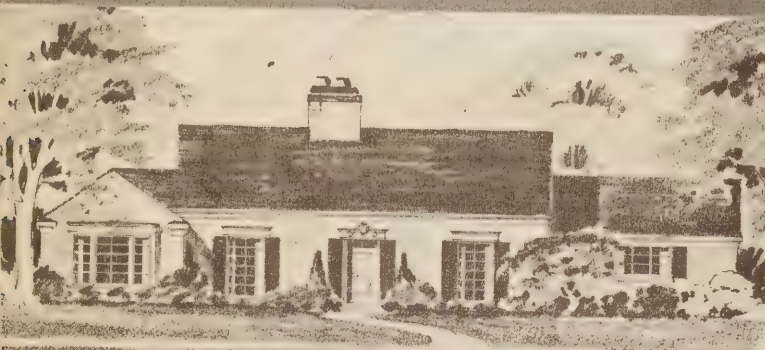
13,980 CU. FT.
19,230 CU. FT. (WITH BASEMENT)

DESIGN E 22

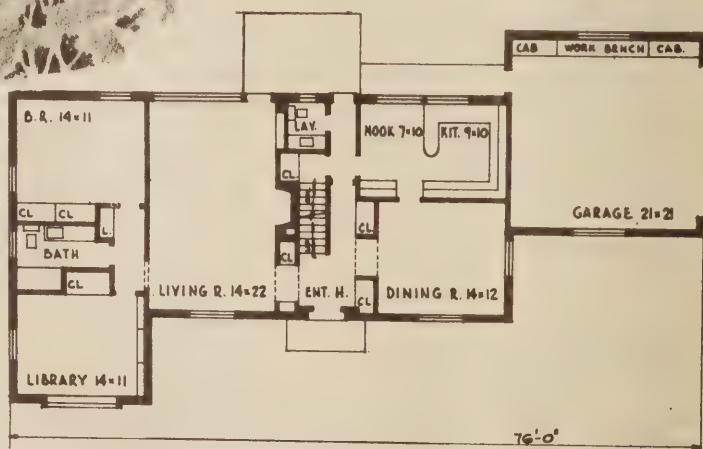
1,460 SQ. FT., 18,820 CU. FT.



The flagstone paved courtyard of this English cottage is an unusual feature and affords much privacy in living. There is a barbecue on the end of the garage for outdoor eating and plenty of storage space in the garage to put the outdoor things away in the cold season. Note the interesting arrangement of the kitchen-laundry-activities area. An active family could really live in this home. A steep stairway near the entrance hall leads to future room or storage space in the attic.



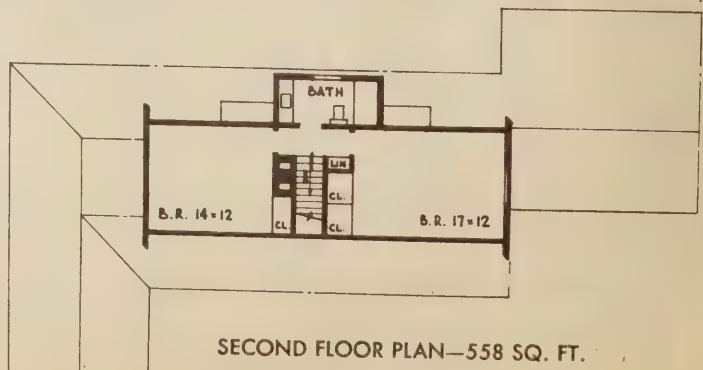
FIRST FLOOR PLAN—1,450 SQ. FT.



DESIGN E 171

31,928 CU. FT.

Three bedrooms, a library, two baths and lavatory, loads of closets, a great big through-the-house living room and a hobby garage all add up to a pretty nice colonial home that would assure its owner many years of gracious living.



SECOND FLOOR PLAN—558 SQ. FT.



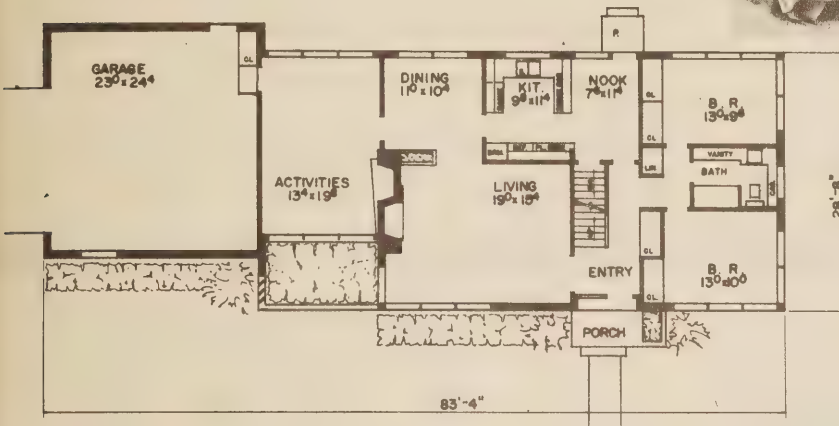
The living room is of a size and shape to allow several interesting groupings of furniture. Privacy is assured by good traffic circulation. To what uses would you put the activities area?

DESIGN E 37

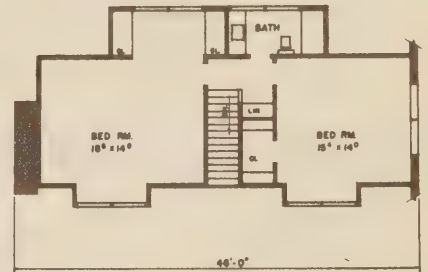
35,158 CU. FT.



Imagine this interesting corner as part of your living room. The dining area is beyond the trellis divider.



FIRST FLOOR PLAN—1,604 SQ. FT.

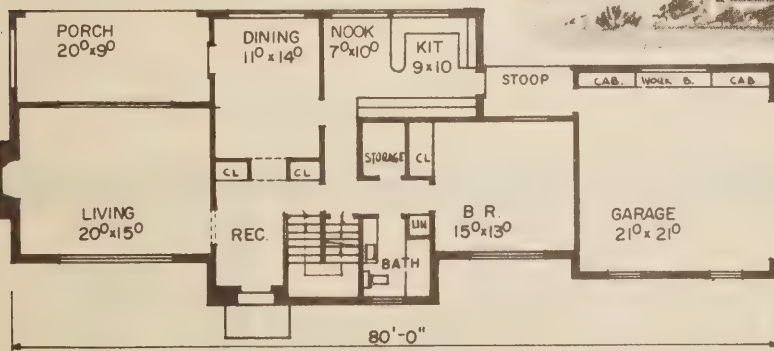
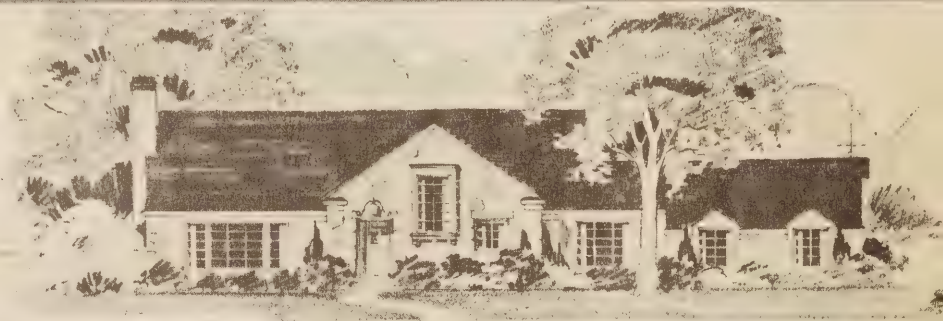


SECOND FLOOR PLAN—824 SQ. FT.

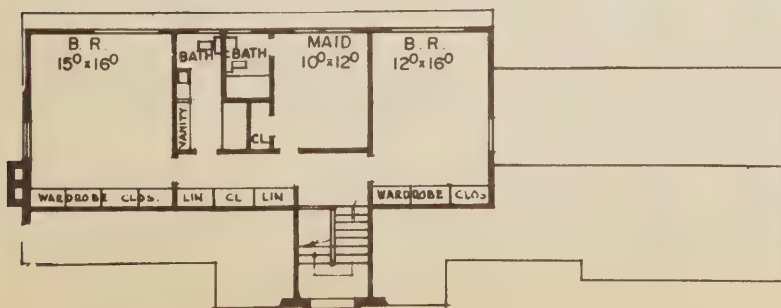
DESIGN E 170

30,817 CU. FT.

FIRST FLOOR PLAN—1,345 SQ. FT.

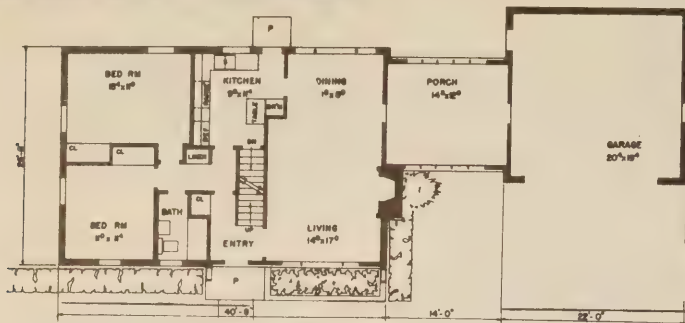


SECOND FLOOR PLAN—952 SQ. FT.



So you like a story and one-half house! Well, here's one that's distinctive and different. Let's go into the spacious reception hall and look around. You can go to any room in the house without going through any other. With a big window at the second floor landing, there isn't a dingy stairway in this home. The rooms are large and laid out to accommodate furniture most effectively.

FIRST FLOOR PLAN—1,080 SQ. FT.

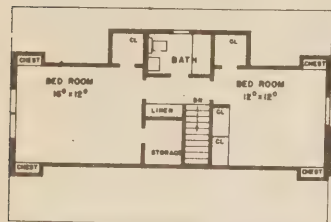


DESIGN E 114

23,882 CU. FT.

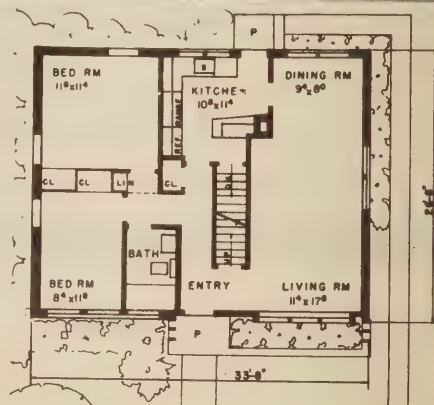
Four bedrooms and two baths come as something of a surprise in a house that appears so small. The attractive first floor encompasses a great deal of living space, too. Don't overlook the two built-in chests in both second floor bedrooms. The available blueprints of plans by Architects Palmquist and Wright include detailed drawings of the second floor.

SECOND FLOOR PLAN—598 SQ. FT.

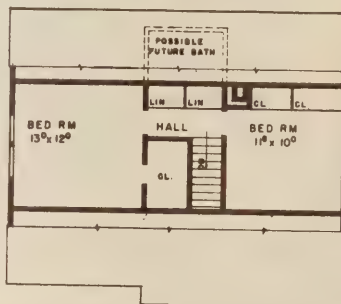


DESIGN E 199 18,774 CU. FT.

A light and airy living-dining area running the full depth of the house; a snack bar in the kitchen; lots of closets; and good traffic circulation are but a few of the *Convenient Living* features in this home.

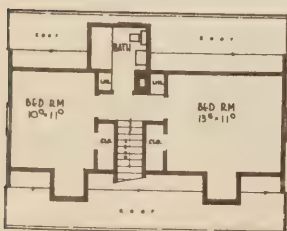


FIRST FLOOR PLAN—894 SQ. FT.

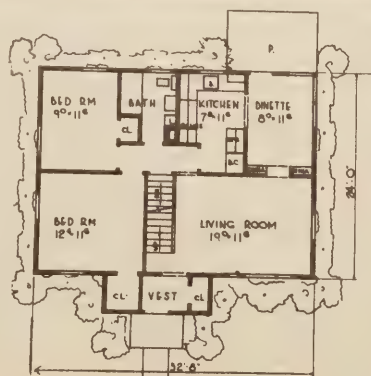


SECOND FLOOR PLAN—437 SQ. FT.

DESIGN E 144 16,744 CU. FT.



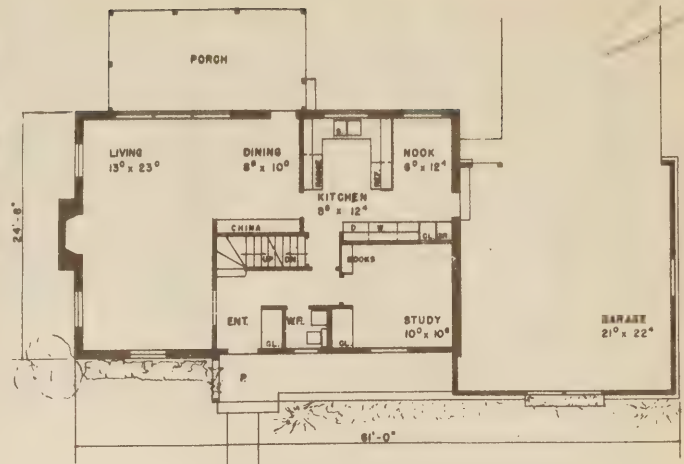
SECOND FLOOR PLAN—382 SQ. FT.



FIRST FLOOR PLAN—728 SQ. FT.

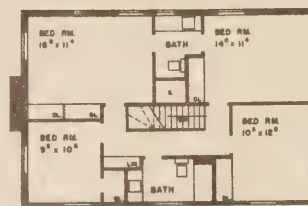


Four bedrooms, two baths, a separate dining area and a vestibule! This is truly a budget home with big home features. Observe the two china cabinets to each side of the arch leading into the dinette. A growing family could finish the second floor as needed.



FIRST FLOOR PLAN—959 SQ. FT.

In addition to four bedrooms and two baths, this fieldstone, brick and wood home has a stairway, study and washroom easily accessible from all entrances. Having the laundry on the first floor for convenience also leaves more of the basement free for other things. The large rear porch can be fully screened, providing a summer activities and play area for the children.

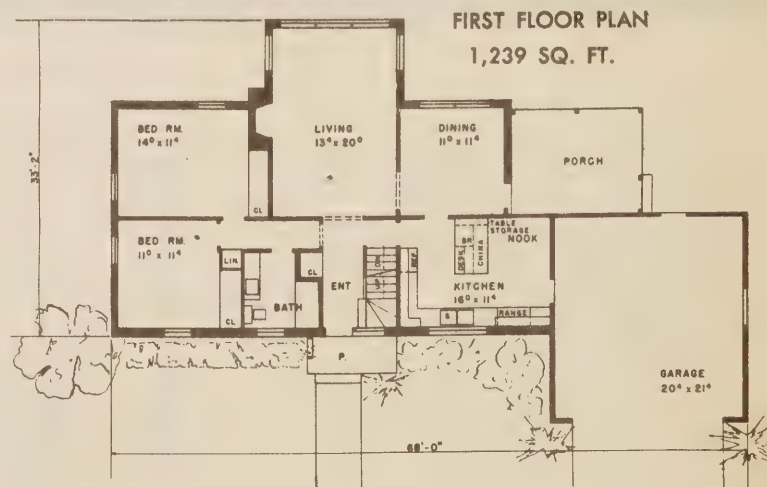


SECOND FLOOR PLAN—991 SQ. FT.

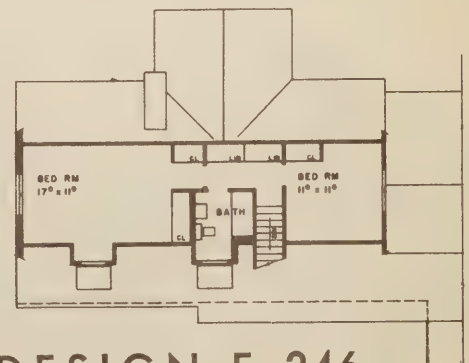
DESIGN E 235

25,972 CU. FT.

From the low roof of the garage to the projecting three-way view living area, this home possesses undeniable charm. A real homemaker's kitchen, good traffic circulation, numerous extremely large closets, and a convenient covered porch off the formal dining area make this a true family-living home.



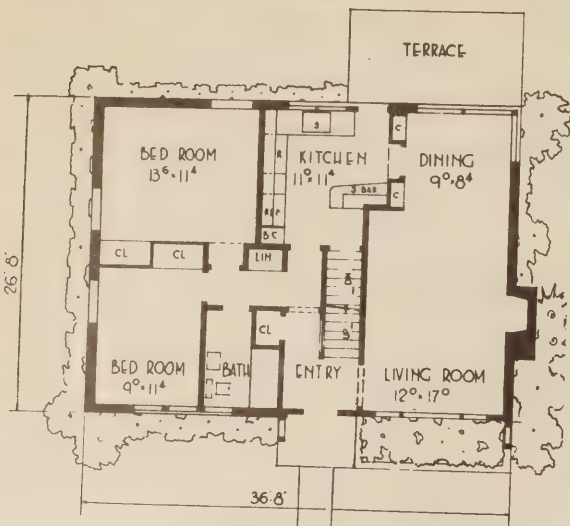
SECOND FLOOR PLAN—527 SQ. FT.



DESIGN E 246

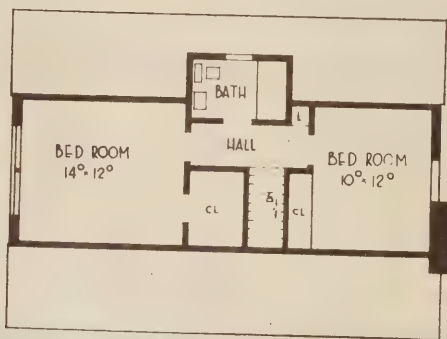
24,973 CU. FT.

1½ and 2 STORY HOMES



FIRST FLOOR PLAN—973 SQ. FT.

SECOND FLOOR PLAN—506 SQ. FT.



DESIGN E 203

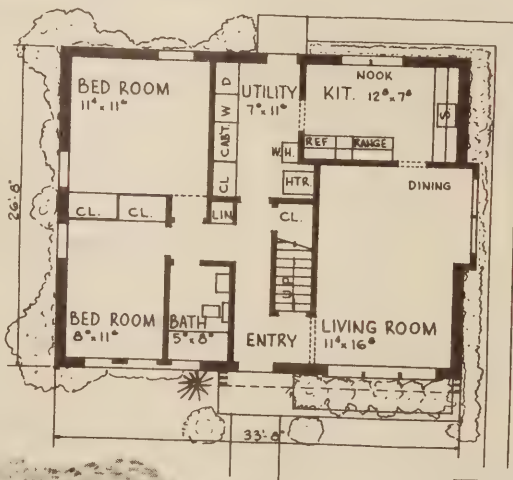
20,433 CU. FT.



The public's approval of this home can be attributed to its compactness, its harmonious exterior and to such *Convenient Living* features as good traffic circulation, ample closets, unique kitchen-snack bar arrangement with cabinets above, two baths, four bedrooms and a well proportioned living-dining area.

Build in the present and prepare for the future. This story and a half home will more than adequately service the growing family. The second floor gives you two large bedrooms and plenty of storage space. Provisions are made for a second bath.

FIRST FLOOR PLAN—902 SQ. FT.

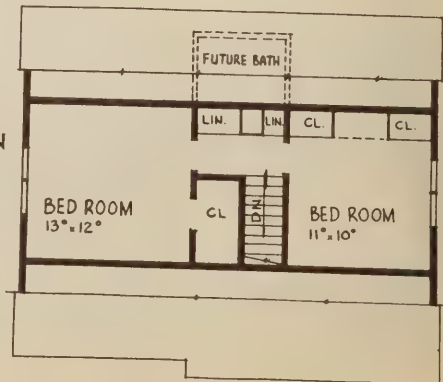


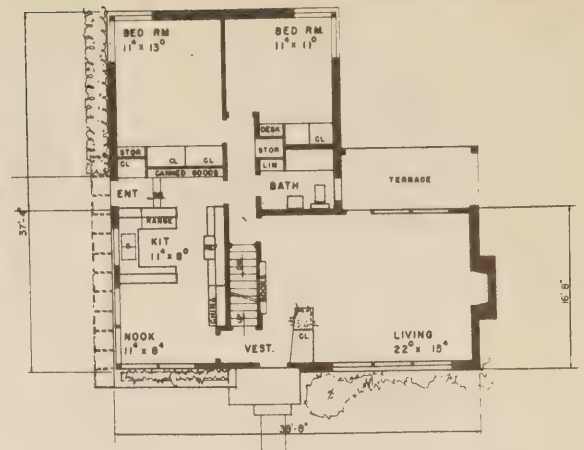
DESIGN E 194

12,628 CU. FT.

SECOND FLOOR PLAN

437 SQ. FT.

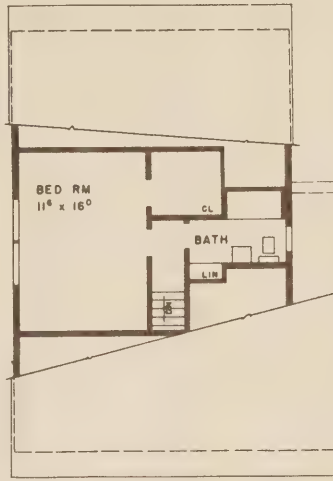




FIRST FLOOR PLAN—1,157 SQ. FT.

DESIGN E 287

22,637 CU. FT.



SECOND FLOOR PLAN—348 SQ. FT.

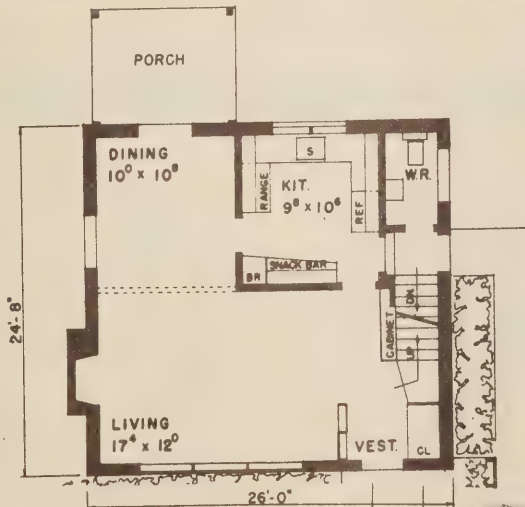
Here's a home that will grow old gracefully. It will provide a family with a place for everything, and with everything in its place. Notice the excellent traffic circulation, the private terrace and the unusual vestibule. Study the plan and see how many features you can find.

FIRST FLOOR PLAN—
642 SQ. FT.

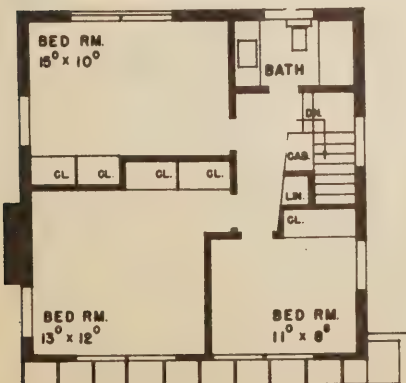
DESIGN E 268

32,919 CU. FT.

SECOND FLOOR PLAN—
674 SQ. FT.



A two story home provides the most for your building dollar. And building it with today's styling doesn't cost any more either. Note the efficient kitchen with snack bar; the half-height cabinet at the stairs; the handy grade lavatory; and the vestibule divider that serves as a what-not shelf.



1½ and 2 STORY HOMES



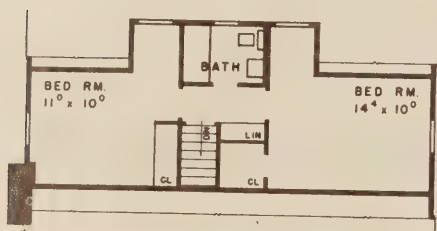
The charm of a colonial fireplace.



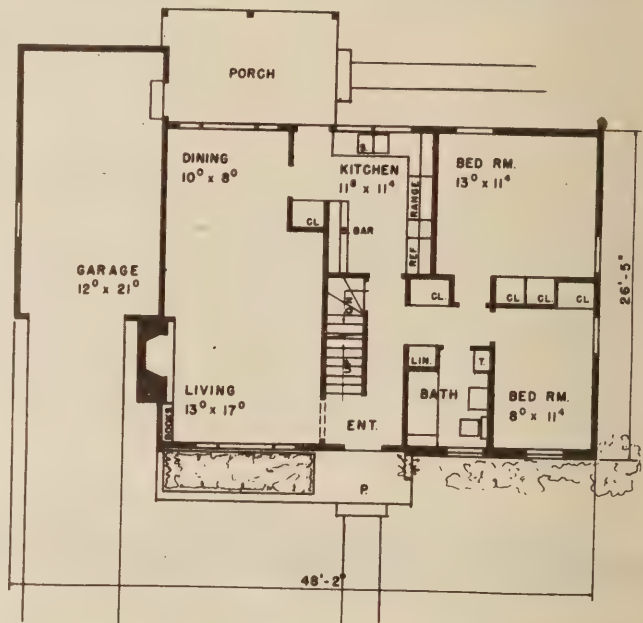
There's no need to cramp when seven rooms and two baths can be designed into 1412 square feet of livable floor area in addition to the basement. The combination of wide wood siding (or cedar shakes), vertical boards and battens, and fieldstone provide a long lasting charm to the exterior.

DESIGN E 28

20,844 CU. FT.



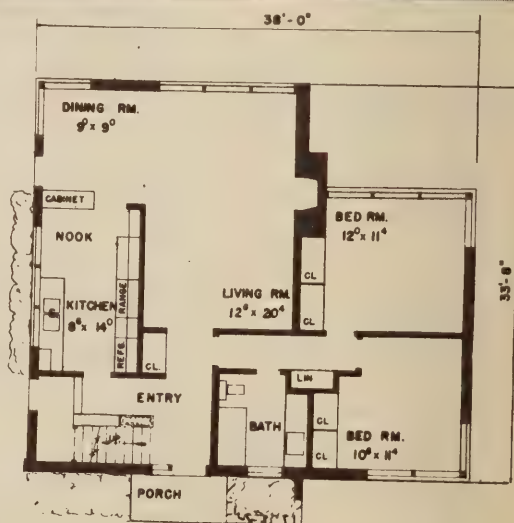
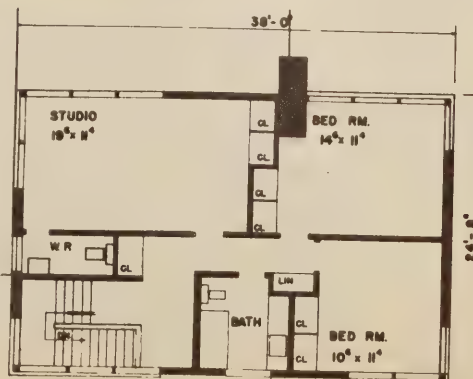
SECOND FLOOR PLAN—456 SQ. FT.



FIRST FLOOR PLAN—956 SQ. FT.



Here's a contemporary two story for a large family. The two first floor bedrooms could become one master bedroom, or one of the rooms could be used as a quiet study while the rest of the family congregated in the open living-dining area. Note the convenient traffic arrangement too.



FIRST FLOOR PLAN—1,148 SQ. FT.

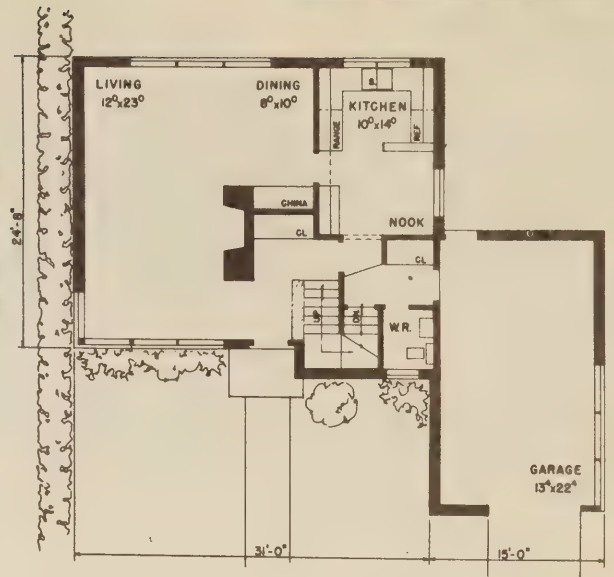
DESIGN E 298

28,132 CU. FT.

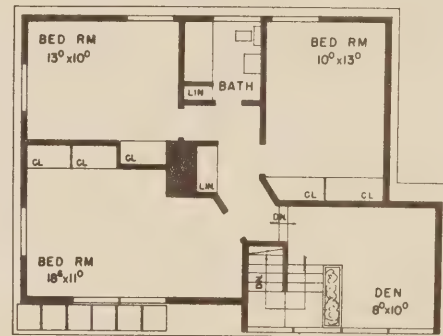
SECOND FLOOR PLAN—938 SQ. FT.



Note how the den is two steps lower than the bedrooms. A vertical slatted wood drape could be used by the planting area to afford privacy and to add an interesting decorating theme—especially with the big window at the stair landing. The first floor is compact, yet it provides a feeling of graciousness. Did you see the unusually large built-in china?



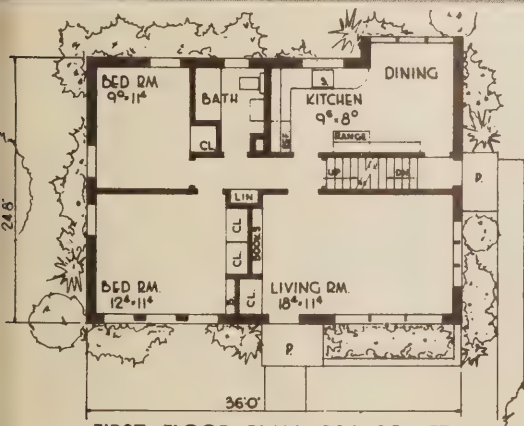
FIRST FLOOR PLAN—817 SQ. FT.



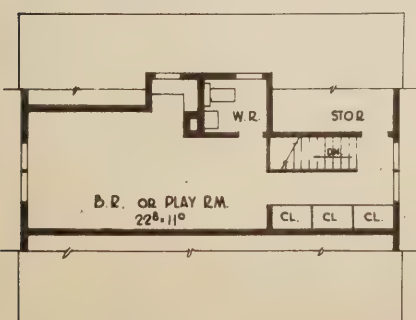
SECOND FLOOR PLAN—824 SQ. FT.

DESIGN E 281

21,895 CU. FT.



FIRST FLOOR PLAN—906 SQ. FT.



DESIGN E 182

13,622 CU. FT.

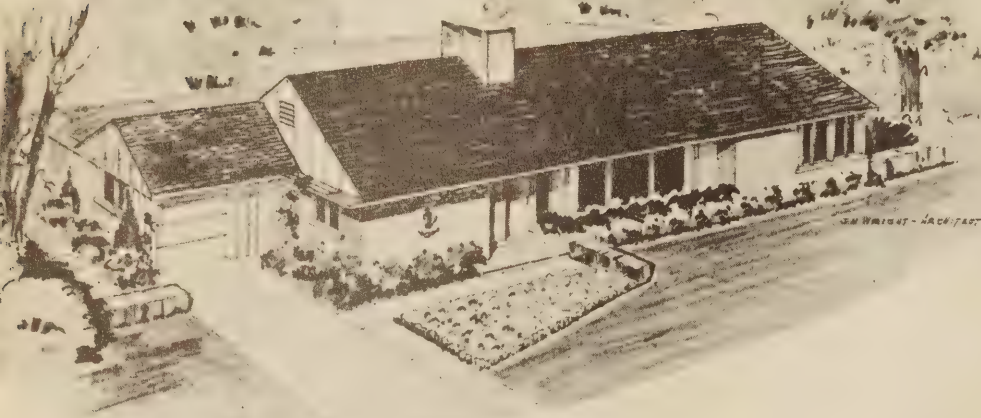
SECOND FLOOR PLAN—471 SQ. FT.



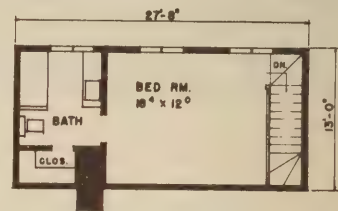
Here is your story and a half home with economy of space. High silled windows free you from the vexing problem of finding wall space for your furniture. The roomy second floor provides three closets, a big storage area, a wash room, and a built-in vanity.

DESIGN E 60

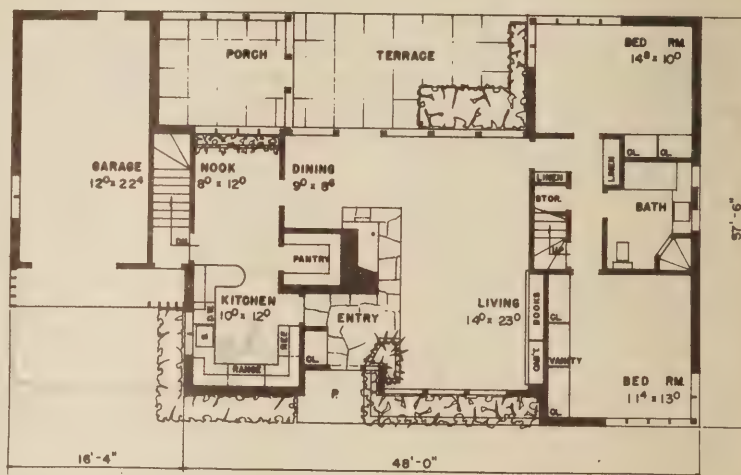
29,242 CU. FT.



SECOND FLOOR PLAN—354 SQ. FT.

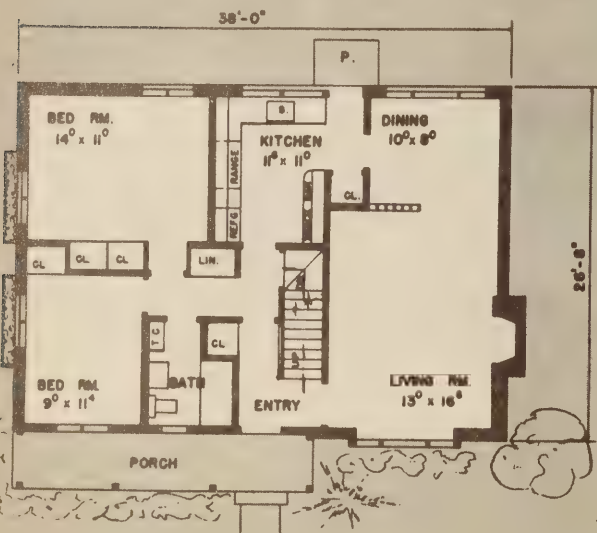


Designed to create that quaint homey feeling, this brick home fulfills the functions of everyday family living very admirably. Notice the pantry, the big nook, the porch, the terrace, the two stairways, the built-ins and the closets. The bath has a stall shower and the living room has an attractive open-end fireplace. If you like interior planting, observe the planting area in the nook and entry.



FIRST FLOOR PLAN—1,387 SQ. FT.

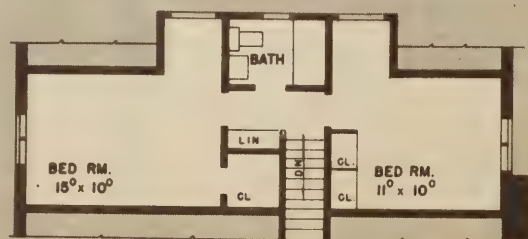
FIRST FLOOR PLAN—1,002 SQ. FT.



DESIGN E 233

21,138 CU. FT.

SECOND FLOOR PLAN—448 SQ. FT.



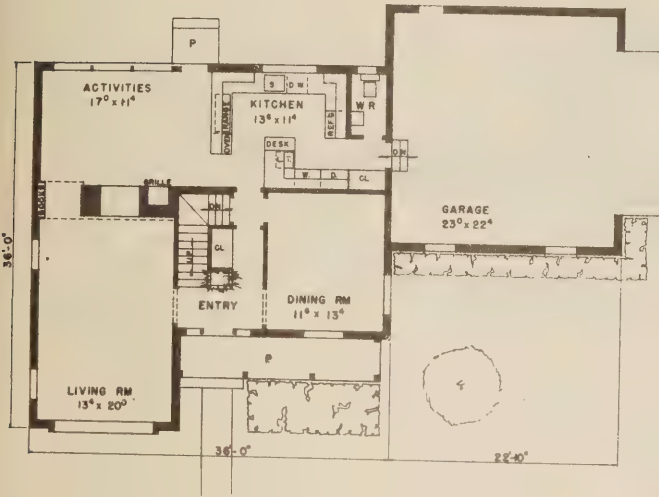
A story and a half home with Early American Farmhouse styling. The fieldstone fireplace (complete with raised flagstone hearth, woodbox and with shelves above) adds to its charm.



Here in the activities room is that rustic appearance preserved with all its comfort and serenity.



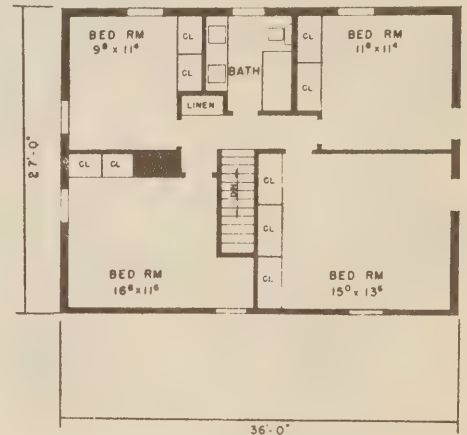
A Farmhouse Colonial—the very embodiment of a good way of life—with a modern interpretation by Richard B. Pollman. A wonderful house for an active family of today. The first floor has a convenient center hall that opens to all areas. There is a large living room and a gracious separate dining room that could be used as a study.



FIRST FLOOR PLAN—1,042 SQ. FT

DESIGN E 115

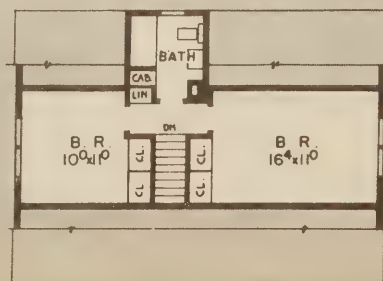
26,101 CU. FT.



SECOND FLOOR PLAN—962 SQ. FT.

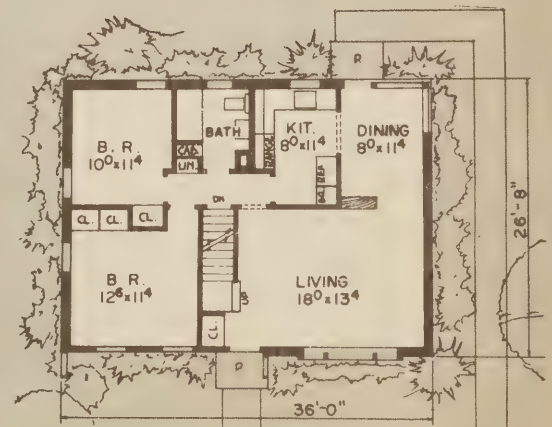


SECOND FLOOR PLAN—488 SQ. FT.



Here is a story and a half design preserving the best of the old features and incorporating the most outstanding of the new. Note the two baths, the windowed expanse of the dining room, and the extensive closet space.

DESIGN E 178 20,097 CU. FT.



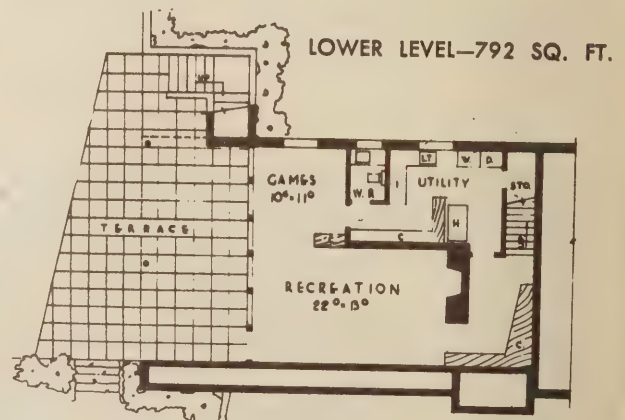
FIRST FLOOR PLAN—957 SQ. FT.

SPLIT LEVEL and HILLSIDE HOMES SECTION

Pages 82 through 95 are devoted to homes for the rolling countryside or for the sloping city lot. As in preceding sections, practical imagination played a big part in the creation of these homes by Architects Palmquist and Wright and Designer Pollman. The 17 Hillside and Split-Level homes presented here were designed to take advantage of a sufficient variety of site conditions so that you should be able to find on the following pages the solution to your hillside housing.



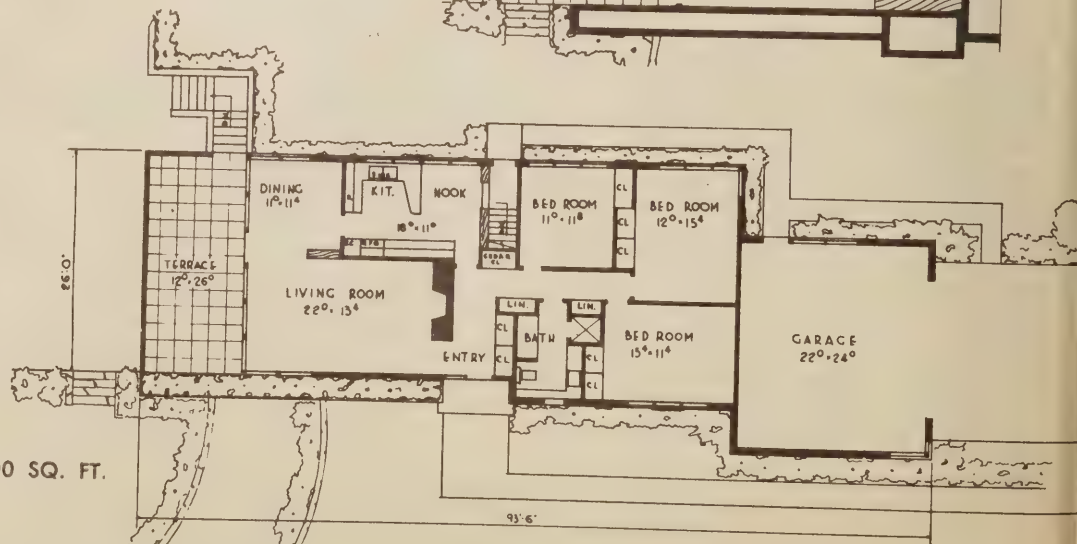
This contemporary design makes excellent use of a hillside location. Glass walls that overlook the two terraces and the beautiful distant scenery, a complete games-recreation-utility area, good traffic circulation, and a secluded generous bedroom area make this home the "Pride of the Countryside."



DESIGN E 150

27,400 CU. FT.

UPPER LEVEL—1,600 SQ. FT.

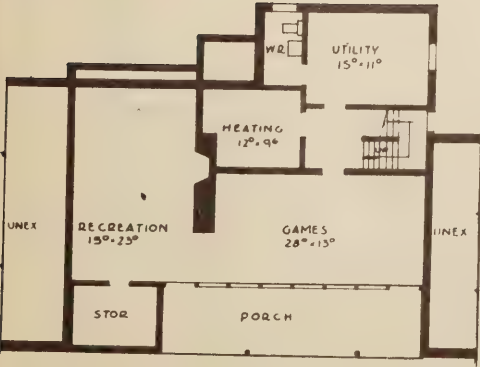




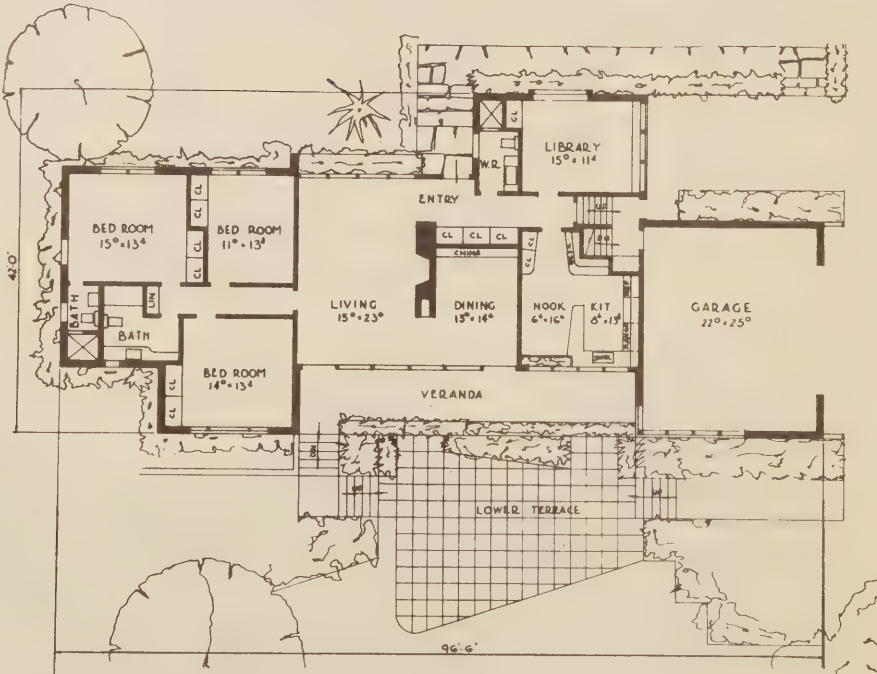
How far can one go in achieving the utmost in Hillside *Convenient Living*? A generous lower level for games, recreation and utility; a kitchen with a true contemporary feeling, including an inside planting area to provide cheerful surroundings at breakfast; a veranda, porch and terrace for outdoor living and dining; four bathrooms; and closets galore are only a few of the features of this design.

DESIGN E 151

34,862 CU. FT.



LOWER LEVEL—1,374 SQ. FT.



UPPER LEVEL—2,168 SQ. FT.

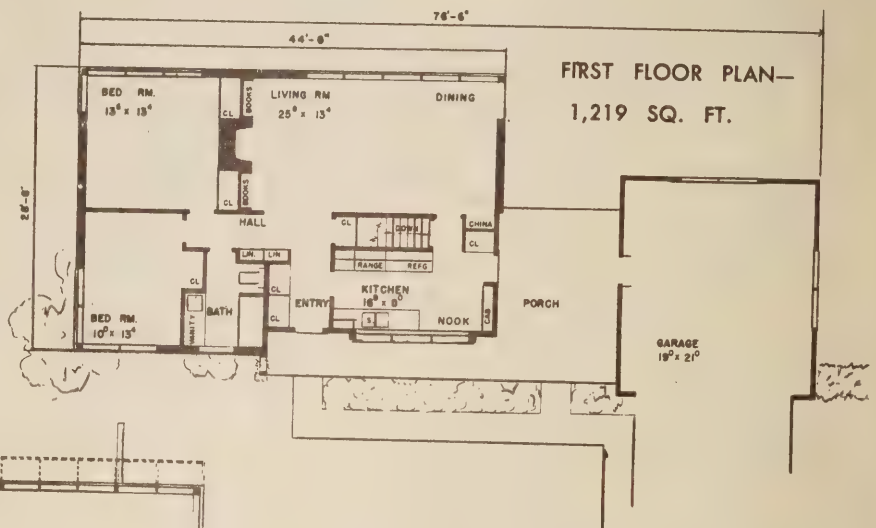


Street view.

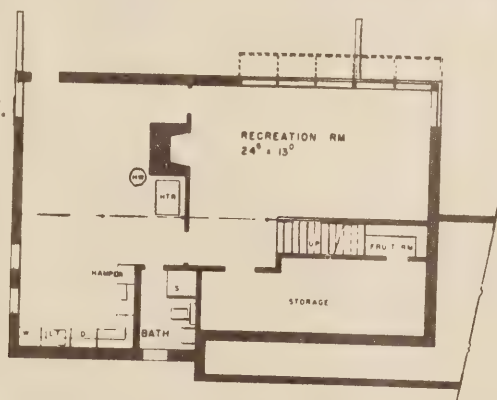
DESIGN E 299

23,187 CU. FT.

Picture the large rear glass areas; excellent traffic circulation; the bookshelves on each side of the fireplace; the double closets in the entry, large bedroom and in the hall; the efficient kitchen with the pleasant nook; and the well arranged lower level for the final touch of real *Convenient Living* for which Richard B. Pollman is noted.



LOWER LEVEL—1,219 SQ. FT.



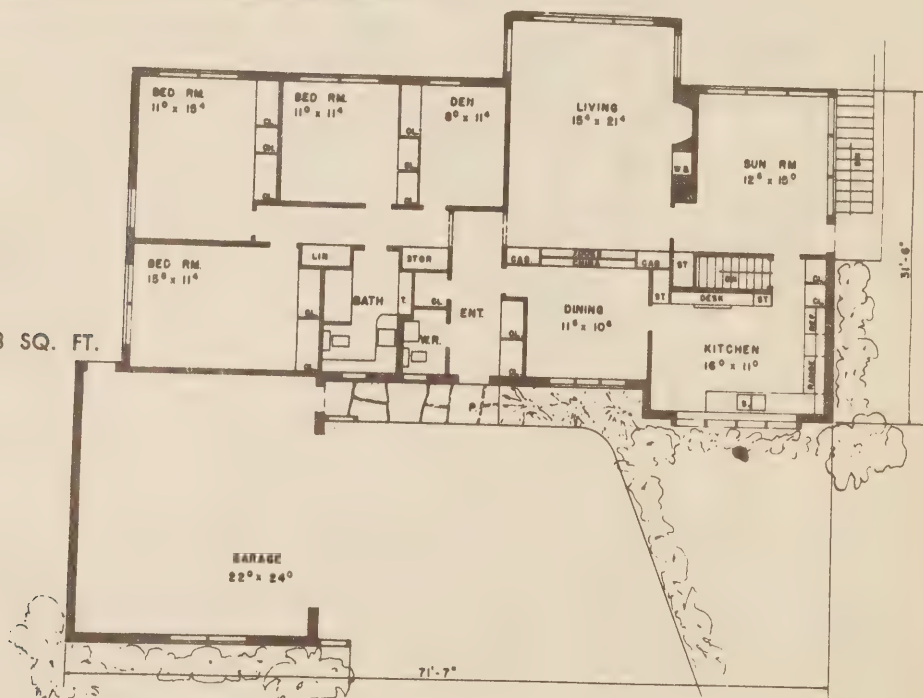
Garden view.



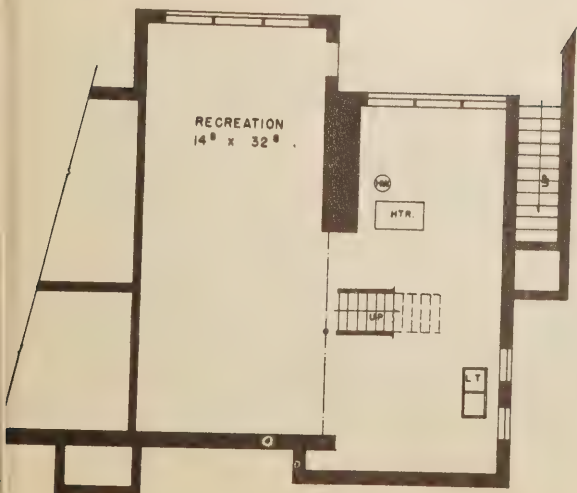
DESIGN E 275

32,377 CU. FT.

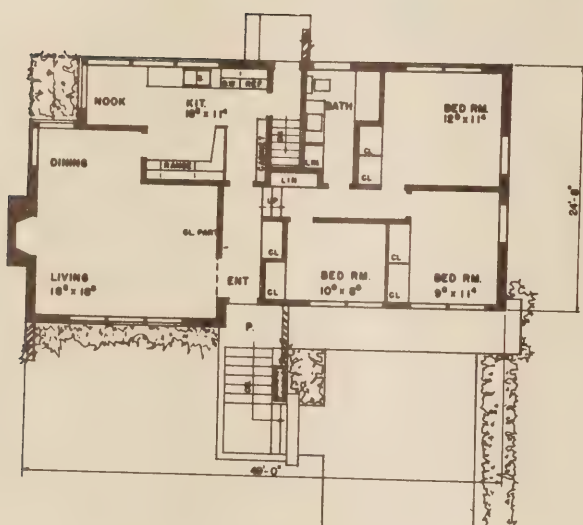
MAIN LEVEL—2,078 SQ. FT.



LOWER LEVEL—1,063 SQ. FT.



The large glass areas on the living side of both levels make this home ideal for the hilltop location with a view. The roof extends over the flagstone walk from garage to front entrance. Notice how the dining and living areas are separated by useful cabinets. There are two dozen closets and built-ins in this luxurious home!



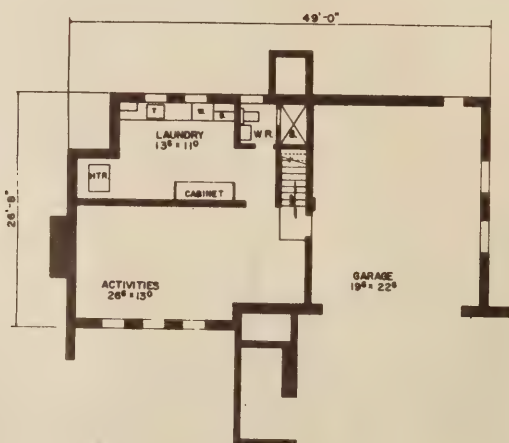
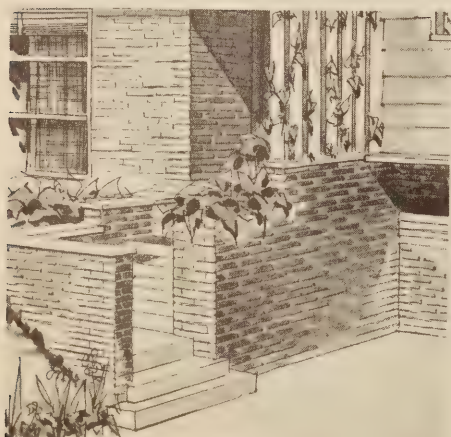
DESIGN E 279

18,732 CU. FT.

UPPER LEVELS—1,210 SQ. FT.

LOWER LEVEL—703 SQ. FT.

Close-up of interesting front entrance.



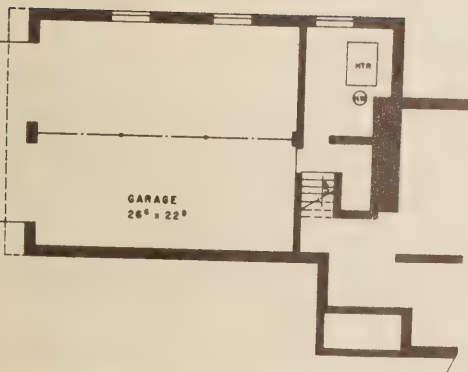
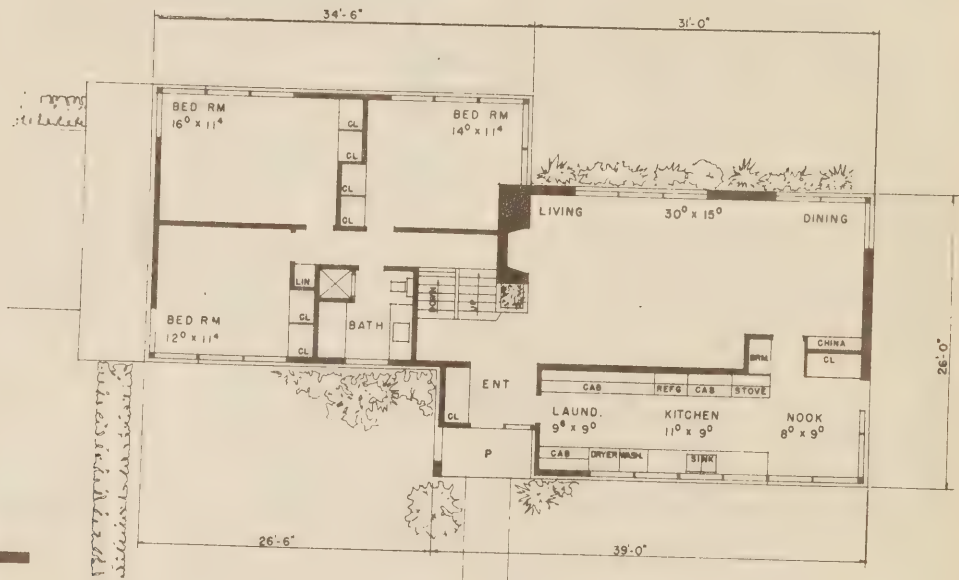
Without exercising too much imagination, a quick check of this plan can start one dreaming. The large window area in the kitchen, nook and dining areas helps to capture the view. The glass partition keeps the entry hall well lighted and cheerful. The two steps up to the bedroom area add a homey touch. The lower level provides ample room for activities and utilities.



Street view.

DESIGN E 280

1,663 SQ. FT., 18,877 CU. FT.



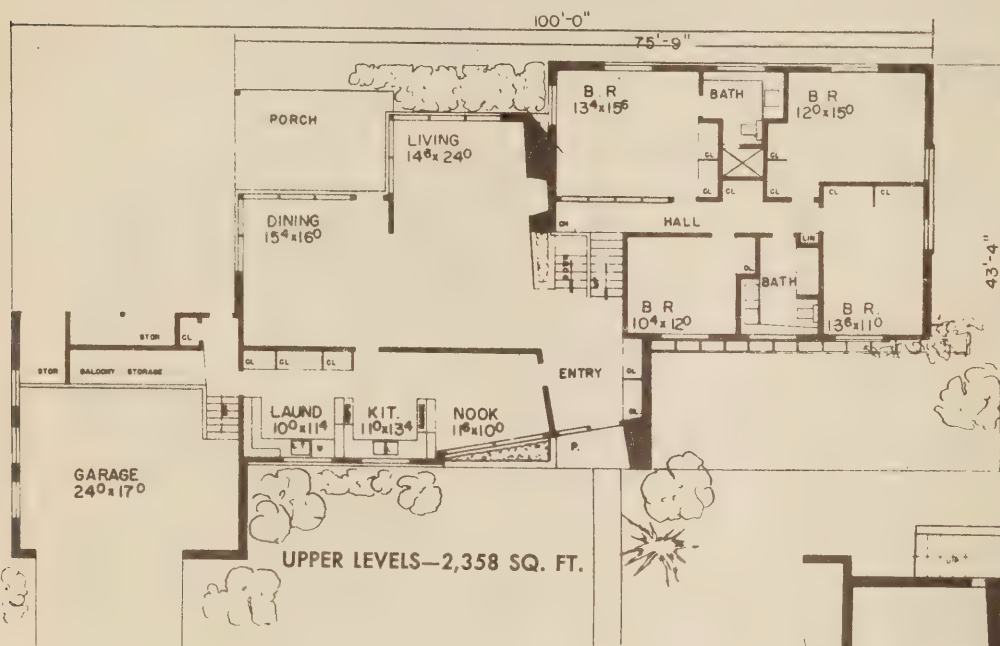
The latest panel type windows admit plenty of light and capture the view of the countryside. With double pane insulated glass, no storm windows are needed. What homemaker wouldn't be thrilled with the thirty foot long living-dining area, and with the generous sized laundry, kitchen and nook? The lower level has no basement but contains the garage and heater room.



Garden view.



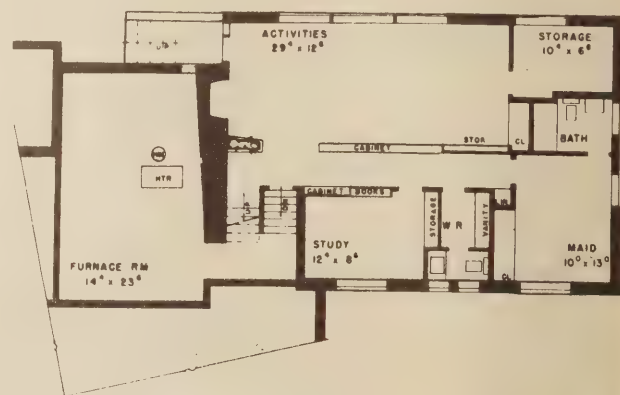
Street view.



DESIGN E 294

48,360 CU. FT.

LOWER LEVEL—1,601 SQ. FT.



To completely cover all the outstanding features in this remarkable home—from street view to garden view and from first level to third level—would take several pages. So why not make a game of it and list the features that appeal to you.



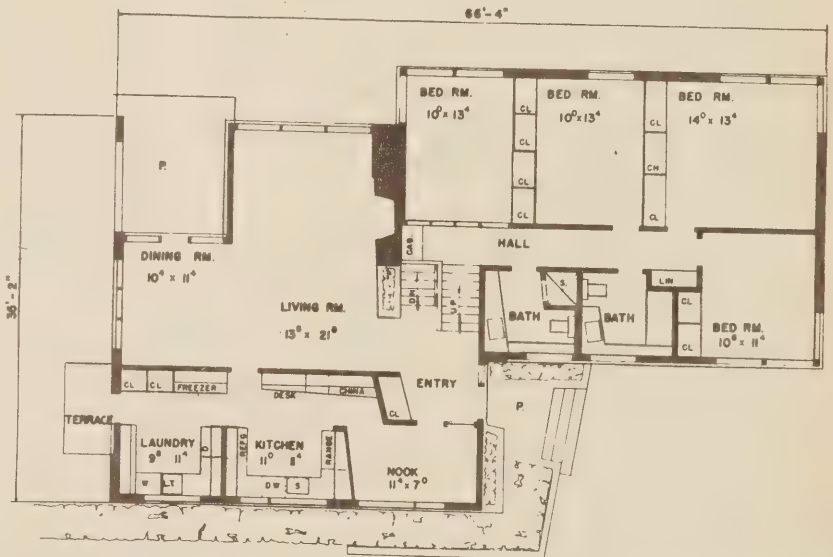
Garden view.



DESIGN E 300

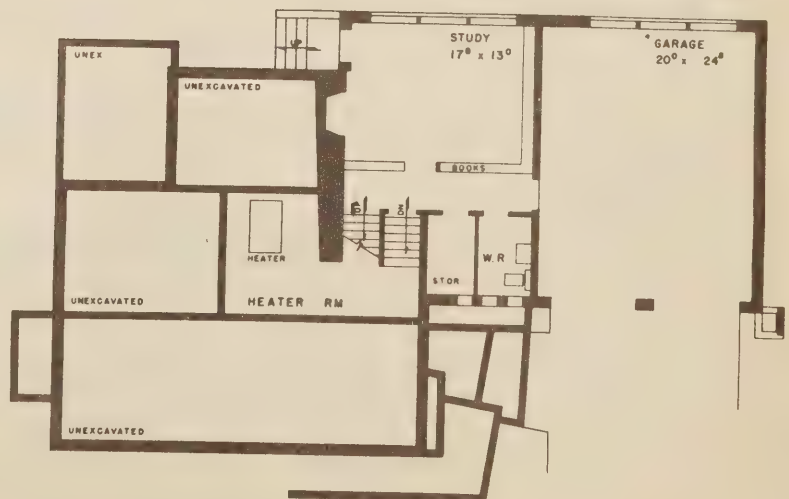
34,546 CU. FT.

For a large family, here's a deluxe tri-level home designed to go on a sloping site. A close study of the plan would show that no *Convenient Living* feature had been omitted. Compare it with E 294 on Page 88.



UPPER LEVELS—2,267 SQ. FT.

Living room—main level.



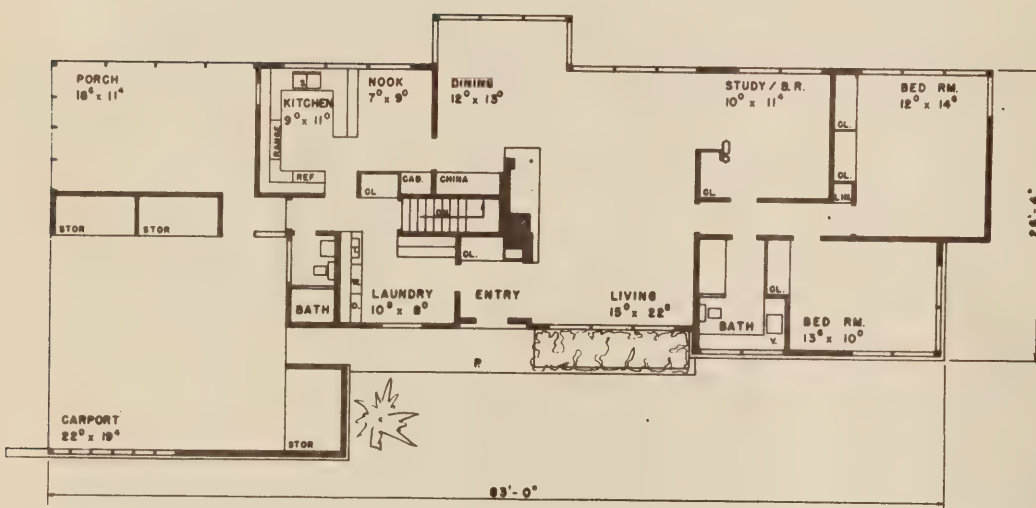
LOWER LEVEL—683 SQ. FT.

Activities room—lower level.

SPLIT LEVEL and HILLSIDE HOMES



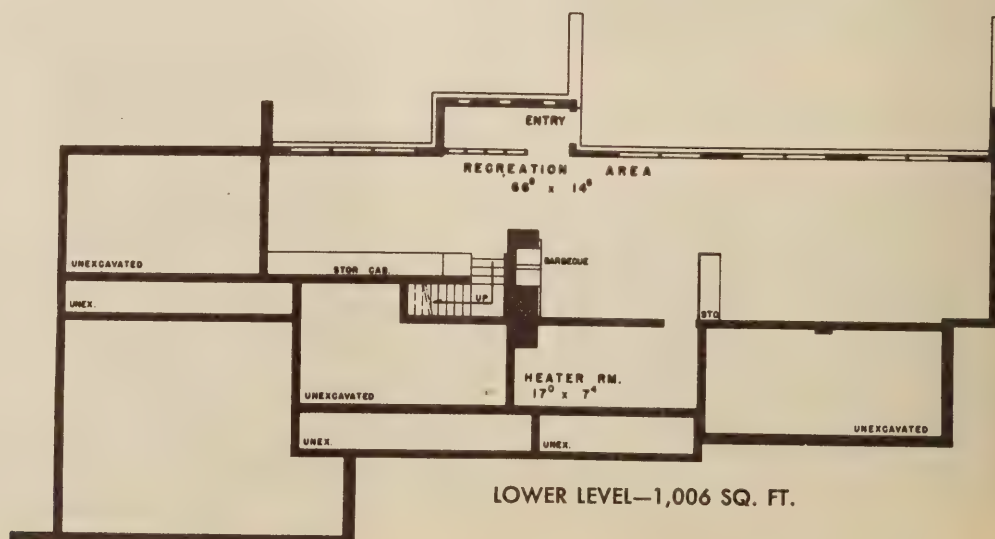
A rear sloping lot or one that is excavated for a sunken garden can take advantage of the sixty-six foot barbecue recreation area. The first floor with its inviting layout speaks for itself. The exterior is of stone and V-cut boards.



MAIN LEVEL—1,662 SQ. FT.

DESIGN E 50

24,830 CU. FT.



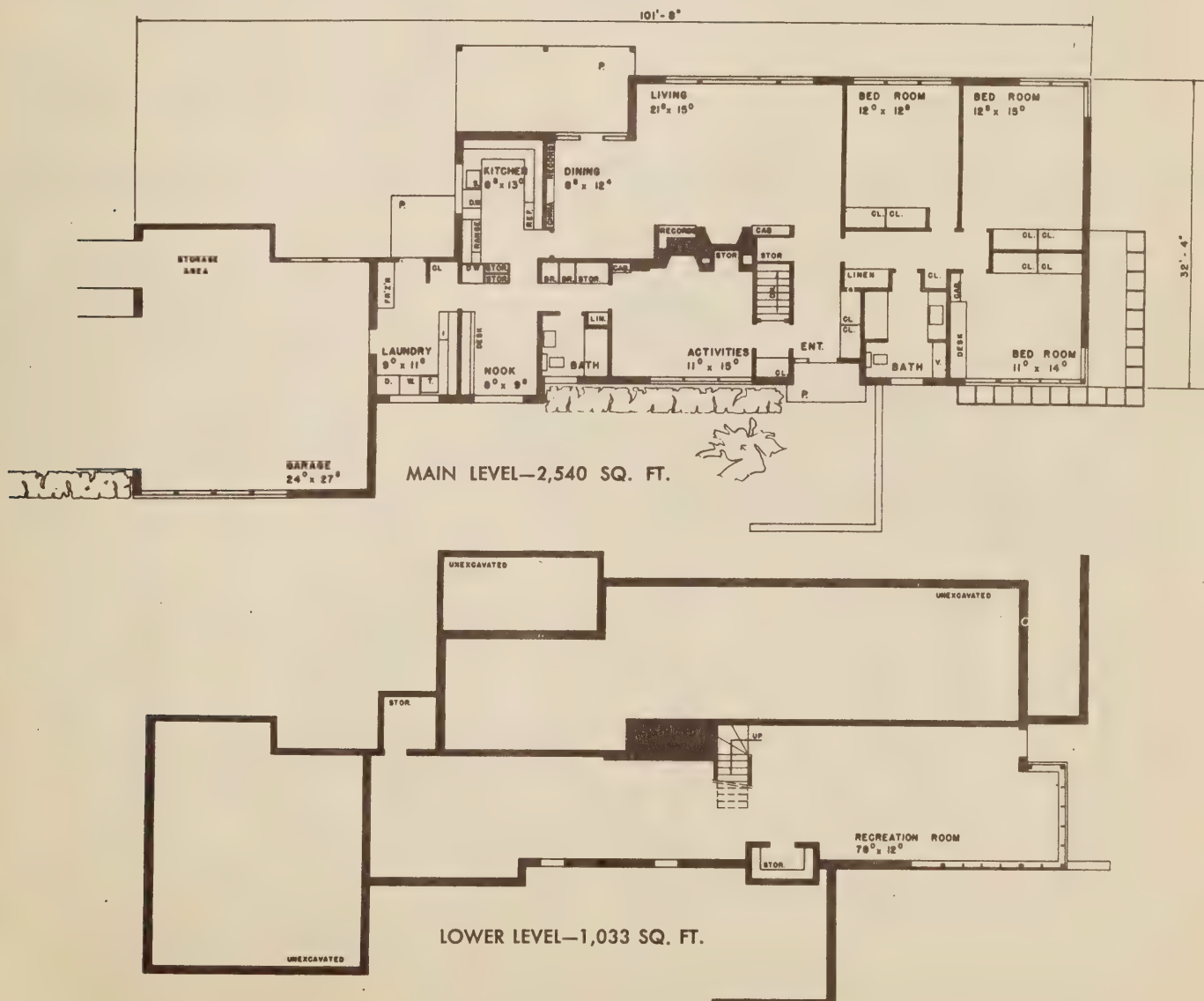
LOWER LEVEL—1,006 SQ. FT.



This brick veneer contemporary home for a hilltop actually defies description. There are 28 closets and built-ins, two baths, two fireplaces, dining porch and efficient kitchen, just to name a few outstanding features. The lower level is really long enough for a regulation size bowling alley.

DESIGN E 33

30,379 CU. FT.

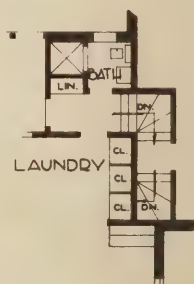




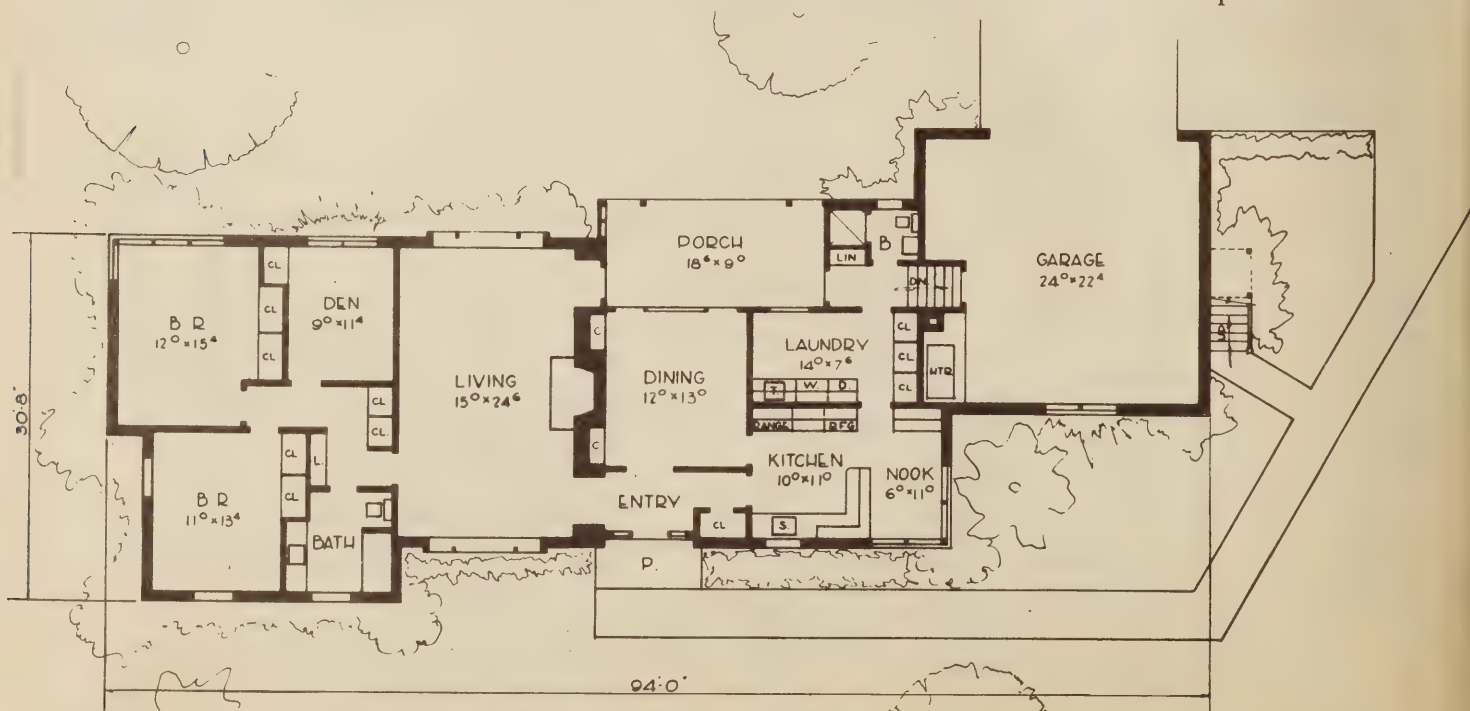
DESIGN E 165

1,816 SQ. FT., 21,790 CU. FT.
35,412 CU. FT. (WITH BASEMENT)

Even though this home is designed for a hillside location, it could be built on level ground too. Note the outside stairs to the garage attic, and the inside stairs going to the garage level. Observe, too, how the inside stairs are continued in the alternate plan on the right in the event a basement is used. Available blueprints and material lists include details for both methods of construction.



Stairway location in basement plan.

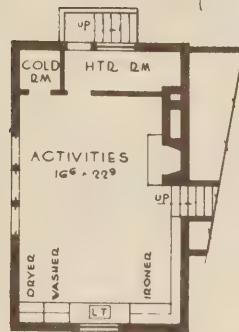




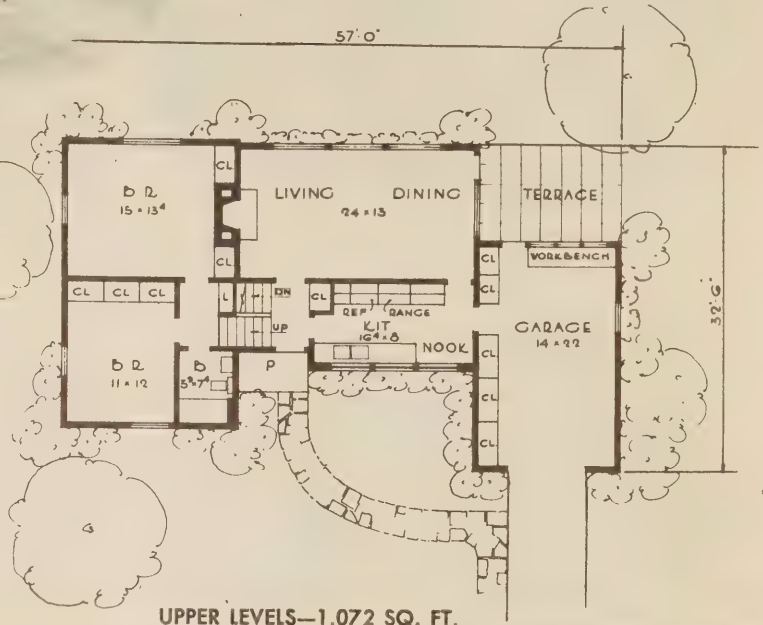
In this colonial adaptation, hand split fieldstone and white clapboards are used for a pleasing exterior effect. The lower level activities room is a real center of family living, planned for many uses.

DESIGN E 12

15,784 CU. FT.



LOWER LEVEL—542 SQ. FT.



UPPER LEVELS—1,072 SQ. FT.

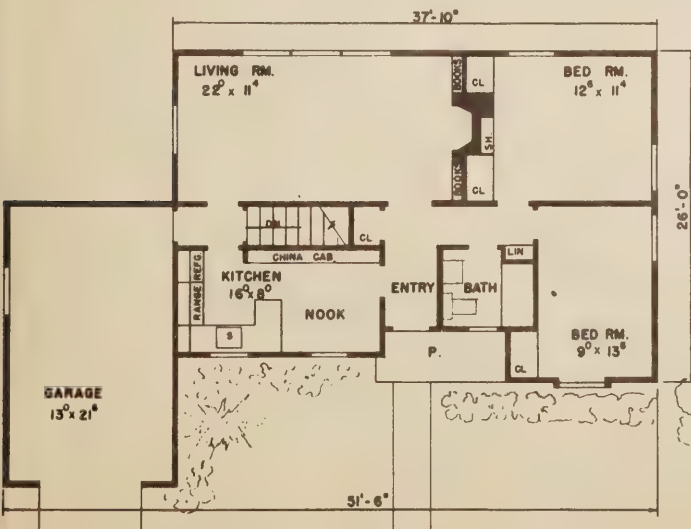


Lower level leads directly to the garden.



DESIGN E 241

912 SQ. FT., 17,784 CU. FT.



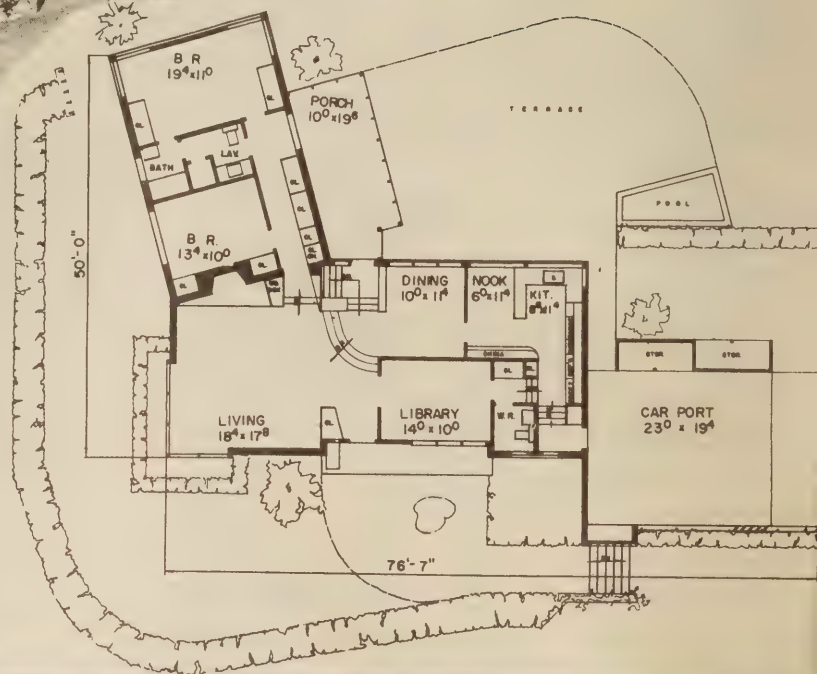
It isn't often that you find such excellent traffic circulation in a small home. There are three places to eat: at the snack bar, in the spacious nook (note long china cabinet), and at the end of the long living room.

DESIGN E 96

1,893 SQ. FT., 31,300 CU. FT.

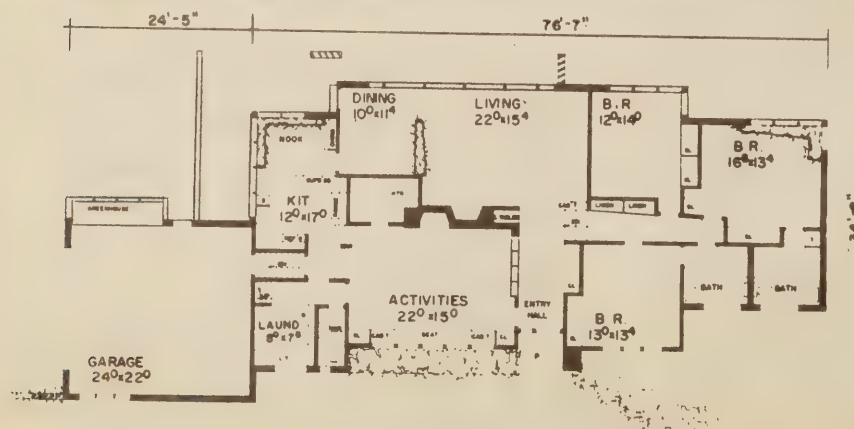


A truly fine home with a view in every direction. It has four levels. Starting with the bedroom area, you take two steps down to the living and library level. The dining room, nook and kitchen are three steps below the living room. Then from the dining room, or from the door near the porch, you can go down into the large recreation area with fireplace below the bedrooms. A superabundance of storage space, closets, cabinets and built-ins are included. Also, did you see the compartment type bathroom?

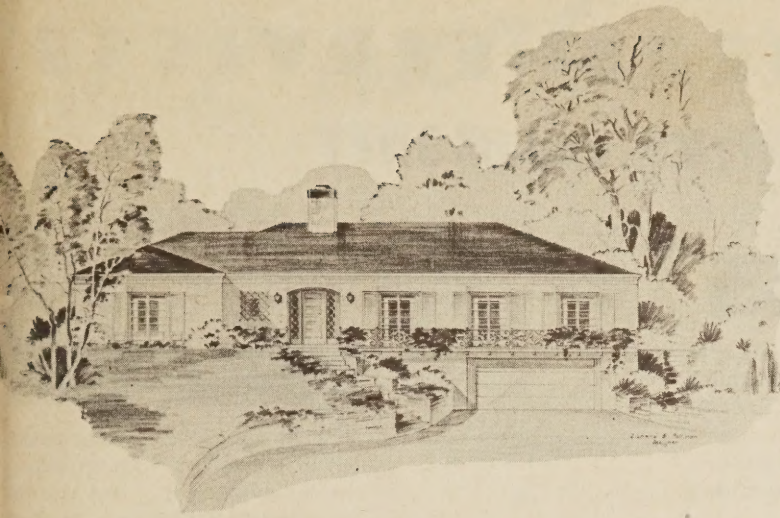


DESIGN E 86

2,467 SQ. FT., 28,368 CU. FT.

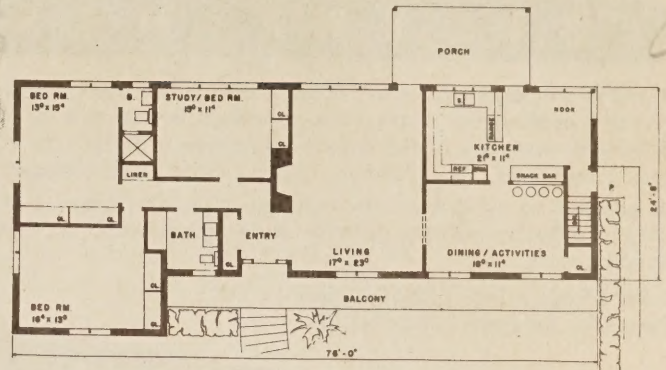


The main level of this luxurious hillside home is comprised of the living, activities and service areas. Three steps up take you to the bedroom area. One flight down and you're in the garage with a storage attic. Why not list the features that appeal to you?

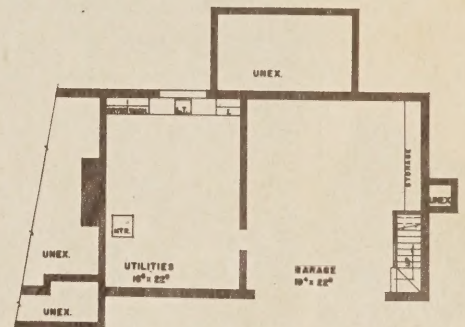


DESIGN E 93

2,027 SQ. FT., 25,428 CU. FT.

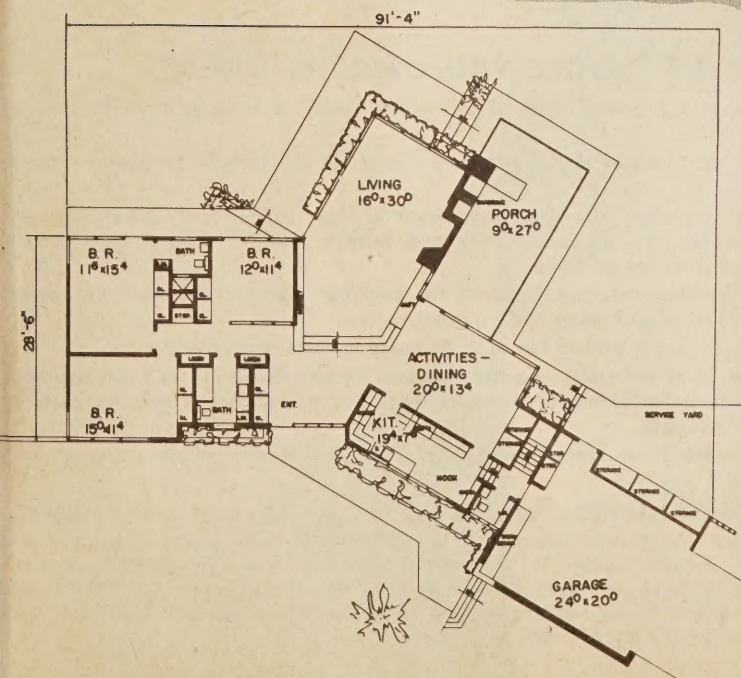
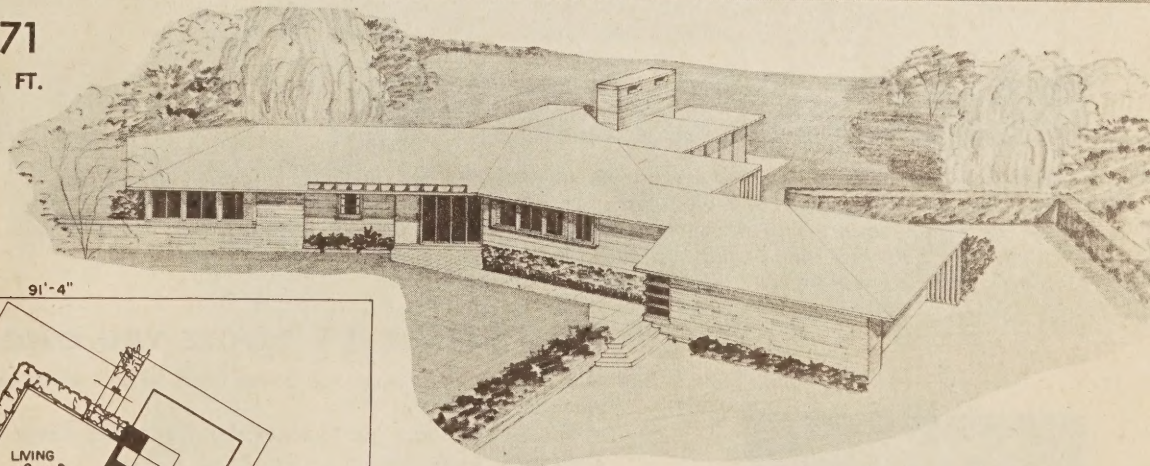


The formal atmosphere of this home commands attention—especially for a front sloping lot. Look at the long counter and cupboard space in the kitchen, at the large nook, and at the spacious dining-activities with a snack bar. Notice how you can get on the porch from the living or the nook. The front balcony is a nice feature too.



DESIGN E 271

2,104 SQ. FT., 21,329 CU. FT.



The sunken living room with glass walls on two sides makes this stone and redwood home ideal for a sloping lake site, or one overlooking a pleasant view. The large screened-in barbecue porch and spacious activities-dining make entertaining no problem at all. There are twenty one storage, wardrobe and linen closets. Count them!

HOME PLANNERS' SERVICES

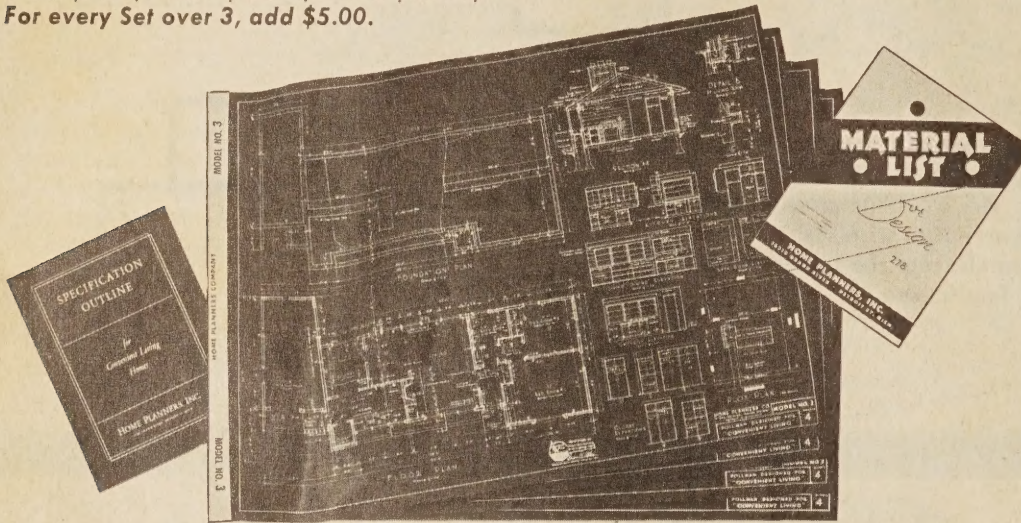
That save you TIME and MONEY

BLUEPRINTS

There is a blueprint for every home shown in our books. These ready-to-build professional plans were prepared by the firm of Palmquist & Wright, members of the American Institute of Architects. All necessary dimensions, views, details and elevations are included.

In addition to using them for building, blueprints become indispensable as a further aid to your home planning study and for determining building costs.

1 Set \$7.50; 2 Sets \$12.50; 3 Sets \$15.00;
For every Set over 3, add \$5.00.



MATERIAL LISTS

Material lists also are available for any of our designs. Each list shows you the quantity, type and size of the materials required to build your home. They also tell you where these materials are used. This makes them easy to understand. Material lists simplify your material ordering and enable you to get quicker price quotations from your builder and material dealer. Be sure to request material lists with your blueprints.

**Material Lists are only
\$1.00 each**

BOOKS

Two additional books of plans by Richard B. Pollman, entitled "Family Homes" and "Homes of Natural Stone" are currently available @ 50¢ each.

SPECIFICATION OUTLINES

With each blueprint order, you receive a twelve page specification outline at no additional cost. This fill-in type specification lists 150 phases of home construction—from excavating to painting. Use it for specifying to your builder the exact equipment and methods of construction you want in your next home.

SCALE MODELS

¼ inch to the foot scale models in full color, die-cut and ready for assembly, including base, are available at \$2.00 each so that you will be able to visualize your home before you build.

PLEASE NOTE: Even though blueprints and material lists are available for every design in this book, scale models are available only for designs E1, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 15, 16, 18, 20, 21 and 22. Please do not order scale models except for the seventeen designs listed here.

IMPORTANT BEFORE YOU ORDER BLUEPRINTS

(We suggest you review the points listed below, which usually are brought up by readers about to buy plans.)

- The square and cubic footages shown for each design do not include garages, carports, breezeways or porches.
- Contractors' prices range up and down from about \$15 per square foot, depending upon location, specifications and type of home. They must have a set of blueprints and material list to give you an exact price for building.
- Three to six sets of blueprints are required for building: one each for builder, owner, permit, F.H.A. or V.A., mortgage banker and tradesmen.
- All plans are drawn to meet or exceed F.H.A., V.A. and local code requirements.
- Home Planners, Inc. does not make changes in plans. Present blueprints to local architect, builder or material dealer for changes. They will mark minor changes on existing plans or redraw them for major changes.
- Houses can be reversed on blueprints. Kindly write for details before ordering such reverse plans.

HOW AND WHERE TO ORDER: We urge you to order blueprints and material lists directly from the dealer whose name appears on the cover of this book because of the expert guidance and counsel he can supply. If, for some reason, this is not practicable, you may make your remittance in check or money order directly to Home Planners, Inc., 16310 Grand River, Detroit 27, Michigan. Please indicate method of shipment and add 25¢ for Parcel Post, 50¢ for First Class, or \$1.00 for Air Mail service.

2 more

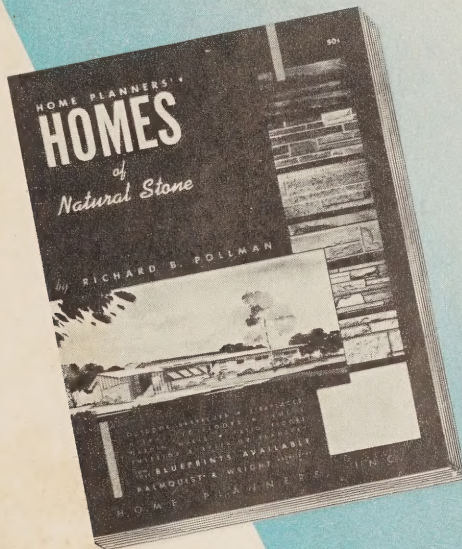
BOOKS OF PLANS

by Richard B. Pollman



"FAMILY HOMES":

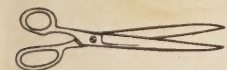
This interesting book contains 50 plans for building . . . plans especially suited for real family living. It includes a wide variety of home types and shows 90 absorbing illustrations of exteriors and interiors. You'll see such up-to-the-minute features as folding walls and doors, dual use space, open planning, organized storage and built-ins. Jammed with value! Price 50¢.



"HOMES of NATURAL STONE"

The increasing popularity of quarried stone makes this book very timely. It contains 32 delightful homes of all types; 1, 1½ and 2 story; small, medium and large; with and without basement; contemporary and traditional; some with a little stone and some with a lot. Also shown are 15 pages of outdoor and indoor fireplaces, planters, patio settings, garden walks, interesting fences and activities rooms. Worth more than this modest price! Price 50¢.

FOR FAST SERVICE



CLIP POST-CARD AND MAIL

PLEASE SEND
ME THE
FOLLOWING

_____ Blueprints for Designs # _____ # _____ # _____ # _____	\$ _____
(1 Set \$7.50; 2 Sets \$12.50; 3 Sets \$15.00; For every set over 3, add \$5.00)	
_____ Material Lists @ \$1.00 each for Designs # _____ # _____	\$ _____
_____ 1/4" Scale Models @ \$2.00 each, available only for the following Designs: ...	\$ _____
E 1, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 15, 16, 18, 20, 21 & 22.	
Circle Design #'s wanted. No other Scale Models are available.	
_____ "Family Homes" books @ 50¢ each	} As shown above \$ _____
_____ "Homes of Natural Stone" books @ 50¢ each	
_____ "200 Homes" books @ \$1.00 each (This issue)	\$ _____
_____ Next book—to be issued early 1954 @ \$1.00 each	\$ _____

Michigan residents add 3% Sales Tax \$ _____

Check ☒ One ☐ Parcel Post Add 25¢ ☐ First Class Add 50¢ ☐ Air Mail Add \$1.00 ☐ C.O.D.-Pay Postman (C.O.D. & Parcel Post limited to U.S.A. only)

Please Print

TOTAL \$ _____

NAME _____

ADDRESS _____

CITY _____

ZONE _____

STATE _____

EVERY LIBRARY
COLUMBIA UNIVERSITY

ATTENTION READERS:

If a dealer's name appears on the cover of this book, it will pay you to see him personally before ordering, because of the expert guidance and counsel he can supply.

HOME PLANNERS' SERVICES

That save you TIME and MONEY

BLUEPRINTS

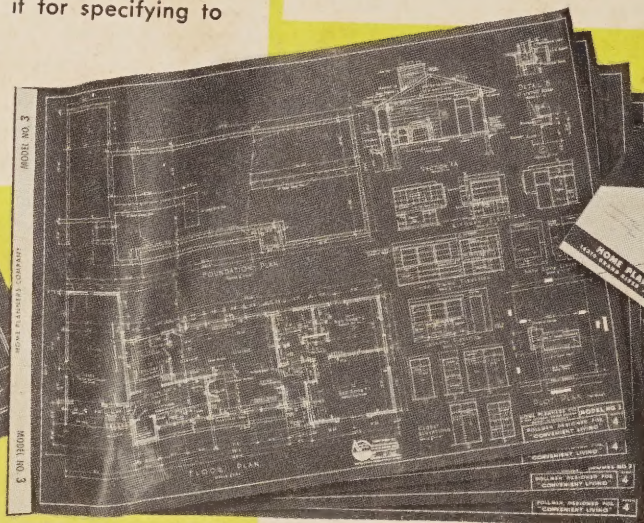
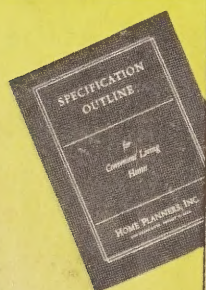
There is a blueprint for every home shown in our books. These ready-to-build professional plans were prepared by the firm of Palmquist & Wright, members of the American Institute of Architects. All necessary dimensions, views, details and elevations are included.

In addition to using them for building, blueprints become indispensable as a further aid to your home planning study and for determining building costs.

1 Set \$7.50; 2 Sets \$12.50; 3 Sets \$15.00;
For every Set over 3, add \$5.00.

SPECIFICATION OUTLINES

With each blueprint order, you receive a twelve page specification outline at no additional cost. This fill-in type specification lists 150 phases of home construction—from excavating to painting. Use it for specifying to your builder the exact equipment and methods of construction you want in your next home.



MATERIAL LISTS

Material lists also are available for any of our designs. Each list

shows you the quantity, type and size of the materials required to build your home. They also tell you where these materials are used. This makes them easy to understand. Material lists simplify your material ordering and enable you to get quicker price quotations from your builder and material dealer. Be sure to request material lists with your blueprints.

Material Lists are only \$1.00 each

BUSINESS REPLY CARD

NO POSTAGE STAMP NECESSARY IF MAILED IN THE UNITED STATES

4¢ POSTAGE WILL BE PAID BY—

HOME PLANNERS, INC.

16310 GRAND RIVER AVENUE

DETROIT 27, MICHIGAN

FIRST CLASS
PERMIT No. 12856
(Sec. 34.9, P. L. & R.)
DETROIT, MICH.

FOR

FAST SERVICE

CLIP POST-CARD AND MAIL

ATTENTION READER:

If a dealer's name appears on this book, it will pay you to see him personally before ordering, because of the expert guidance and counsel he can supply.